

Select Inspect

Property Consultants, LLC

Property Inspection Report

Prepared exclusively for:
Client



at: 123 street; McKinney, TX 75071



The greatest compliment I can receive is a referral from you,
to a friend, family member, or coworker.

Thank you for choosing Select Inspect.

Sincerely,

Bruce W. Carr

214-770-6954

Select Inspect Property Consultants LLC
2001 Reston McKinney, TX 75070
PROPERTY INSPECTION REPORT

Prepared For: Client
(Name of Client / Purchaser of service)

Concerning: 123 street McKinney, Texas
(Address or Other Identification of Inspected Property)

By: Bruce W. Carr; TREC #5281 ASHI Member # 211804 Thursday, April 28, 2011
(Name and License Number of Inspector) (Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with all manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTION, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report is prepared exclusively for the client named at the top of this document. Reliance of information within this document by third parties is not permissible. This report is non-transferable and is not to be used for insurance or warranty underwriting or reference, and is not acceptable for use by subsequent or potential buyers of this property, or any persons other than those named above.

Important related documents are provided with this report. The information at the end of this report and in the "Select Inspect Guide to Your Home Inspection" (available at www.SelectInspect.com) is an integral part of this report, and should be kept with this report for future reference. Select Inspect performs the home inspection to the standards of the Texas Real Estate Commission (http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp) and standards of practice (<http://www.homeinspector.org/standards/default.aspx>) of the American Society of Home Inspectors www.ashi.org, , unless otherwise noted.

Select Inspect does not make or imply any guarantees, warranties, nor does Select Inspect insure or warrant the future performance of any component, whether it is listed or not listed within this report. Warrantees are available from home warranty firms, and should be purchased from one of your choosing, if desired.

We do not compare all components and conditions to determine if all components and conditions are compliant to past or current code requirements. We do not determine insurability of any part of the property. We do not guarantee to identify recalled components or systems. If the inspector suspects a component to be involved in a recall, we will attempt to identify the component and offer a route for you to find more information on that system. The Consumer Product Safety Commission (CPSC) website has a detailed listing of recalled products that you should examine if you are concerned.

Items marked only as "inspected" were found to be operating as intended, relative to age and function, and not having significant, obvious defect or unsafe conditions at the time of inspection. Items marked as "not inspected" were not inspected; if necessary, a comment as to why the component was not inspected will be provided. If a component is marked "not present", the item was not discovered installed and operational at the property.

If a component is listed "deficient", the component or condition was found to be amiss & or unsafe in the opinion of the inspector or as required by TREC & or ASHI standards. If the client has any concerns about items noted in the report the client should have an experienced professional in the related field examine all related components of that entire system, prior to closing. A qualified licensed, bonded professional of your choosing should be contracted to make all necessary repairs. After repairs have been made, the client should have the company or person performing the repairs provide documentation of all items examined, repaired / replaced, and provide a full report of the system. The client should obtain any and all available documentation and warranties regarding prior repairs and services of property components and conditions, and documentation for repairs and services resulting from comments within this report.

If an item is present in the property, but is not inspected the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient. This report may be electronically distributed by SIS and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended you obtain receipts and warranties for repairs resulting from this inspection.

Some conditions and components that we are required to note as "deficient" may be subjective priorities to you or the seller. It would be prudent to consult specialists hired for related repairs to determine priorities of potentially subjective repairs. We do not determine life expectancy of any component.

REINSPECTION OF REPAIRS & RETURN VISITS TO THE PROPERTY ARE NOT INCLUDED with the original inspection fee. Reinspection will cost a minimum of \$150 to return to the property for up to one hour, & \$100 per hour (\$1.6~ per minute) after the first hour at the property, & a fee of \$1 per mile round-trip. This does not include a written report of the reinspection; a written report will cost an additional \$50. Work performed by unlicensed contractors or amateurs **WILL NOT BE INSPECTED**.

If a trade requires licensing, a licensed contractor must perform & document the work.

Contractor should provide written documentation as to if the work is warranted; how long it is warranted; and if the warranty is transferable to the new owner. Regarding repairs not having documented evidence by a licensed company/tradesman present and readily available at the property during the reinspection, those items **WILL NOT BE INSPECTED**.

For example, if any plumbing is done; it shall be performed & documented by a licensed plumber; if any electrical is done, it shall be performed & documented by a licensed electrician; if any heating, air conditioning, & or ducting work is done, it shall be performed & documented by a licensed HVAC specialist; any framing, roofing, etc shall be performed & documented by a licensed contractor in that related field. It is the full responsibility of the paying party to provide all necessary documentation at the time of the reinspection.

This inspection, the report, and all other related documents are NOT to be used to determine acceptability for insurance underwriting, loan approval, or for any other similar capacity. All related documents are solely for the use of the purchaser/client. Insurance and lenders must arrange their own inspection to determine suitability for their needs. Reliability on this report for insurance, or loan related matters is strictly prohibited.

*Residential & Commercial
Property Inspection*

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Every comment in this report and all related documents is very important and you should read every word.

Additional web-based documents or printed pages were delivered/linked with this report. Read them very carefully. This report is not complete without all attachments.

It is important to understand that this inspection is a first step towards gaining a partial understanding of the property condition. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern however the inspection is time limited, general in nature and subject to human error. The inspectors opinion can vary from the opinion of other persons. The inspection is very good at reducing risk but it does not eliminate risk. If these limitations or this service does not meet your needs call our office about comprehensive inspection services.

This inspection does not inspect for the presence of mold and microbiologicals. If the inspector sees a suspect condition (fungus) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all fungus/mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete. The inspector does not use special tools to detect moisture in inaccessible areas.

This is not a "code inspection", although our standards and procedures are based primarily on the IRC, UBC, NEC, UPC, etc. Many comments will, however, cite specific code references in order to support the inspector's findings and the inspector's opinion regarding some (not all) deficiencies.

All deficient drainage conditions should be professionally repaired, and the home frequently monitored for movement; if movement is observed or if you are concerned at any time about the foundation or structural integrity of the home, consult an engineer. This home most likely will cost you more than your vehicle(s); assuming you regularly have your vehicle checked and professionally serviced, you should plan to provide similar regular maintenance and checkups on your home/property as well. Routine maintenance of structural, mechanical, and other components in or affecting the integrity and or performance of the home, will assuredly increase the service life of your property and its components.

Select Inspect cannot prioritize for you; there are too many variables for every item mentioned in the report, please do not ask. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire, safety, electrical, HVAC, moisture intrusion / leakage, carbon monoxide, natural and or propane gas, fungal, and structural concerns be comprehensively examined by a licensed or occupationally certified specialist in the respective field. Complete and appropriate permanent repairs should then be made without delay.

Deficient conditions will be reported in this document that are noted as *incorrect, not ideal or not functioning as intended*. However, from a performance standpoint immediate repair needs may be subjective regarding deficient components, systems, items that are not causing safety, fire, or health risks; are not structurally significant; and/or are not financially excessive. Monitor closely and arrange repair/improvement when feasible; or if you are unwilling/unable to accept the risk of monitoring and maintaining components of the property, you should arrange professional repair and obtain warranties prior to closing.

IMPORTANT: A contract (Home Inspection Agreement) was provided and signed by you or your representative at the time of inspection. The contract contains important information related to the scope of this inspection, limitations, and other comments. If you have not already, please read the contract in its entirety, and contact us if you have any questions; 214-770-6954. Your business is important to me, and I appreciate your choosing Select Inspect.

I. STRUCTURAL SYSTEMS

Site Conditions & Persons Present During Inspection:

Approximate year built: 2006; [per MLS, CAD, or other documentation / person(s)]

Person(s) Present: Client(s) Selling Agent Occupant / Seller Listing Agent

Home was: Occupied Vacant Unoccupied with Furnishings or storage / staging

Additions/modifications to the structure: Yes Not discovered Suspected; not verified

Faces Primarily: North Temperature: 60 - 70 Degrees (approximate at beginning of inspection)

Weather: Dry Rain Stormy Ice / Snow Dark / limited lighting, morning, evening

Visibility: Sunny Partly Cloudy Cloudy / Overcast Moderate Wind High Wind

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A.1. Foundation

Foundation Types discovered at property: Slab on grade

Comments (An opinion on performance is mandatory.) The inspector will in most cases only comment on the foundation as "inspected. In the event "excessive" structural movement is suspected, only a licensed structural engineer will have the authority to determine if foundation "repair" is justified. Only an engineer has the education and certification to accurately determine the extent of foundation movement and to prescribe any necessary repairs. The inspector will make note of conditions indicating foundation movement and possible contributing factors. The inspector will form an opinion that based upon his findings, reflects whether or not a likelihood of need for repair will be justified. The inspector will document whether in his opinion, the foundation appears satisfactory, is questionable, or likely needs repair. If the inspector documents any opinion other than satisfactory, it would be prudent to consult an engineer or other foundation specialist of your choosing to evaluate site and structure. If you have any concerns, or you are unwilling to accept risk of maintaining the site and structure, you should hire an engineer to fully evaluate the site and structure for conditions needing improvement and or repair. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

In the inspector's opinion, the overall performance of the foundation/structure does not appear abnormal or excessive, by common standards.

Stability & or future performance are not guaranteed. Recommend you take one of the following options:

Accept the home AS IS & provide a consistent, regimented moisture maintenance program including correction of any high soil, poor drainage, moisture intrusion, & foliage intrusion conditions at the property. If you are unwilling to take responsibility for corrective maintenance & or if you are unwilling to accept any & all risk involved with improperly maintaining or failing to maintain the property understanding current & potential condition, select option #2.

OR

Prior to closing: Hire a professional Structural specialist or Engineer to examine the entire property & structure that s/he may then provide an opinion regarding permanent corrective actions, if such action is determined to be necessary. Opinions between engineers may differ, & second opinions may be a prudent decision.

The following conditions were discovered at the time of inspection:

Indications of commonly seen stress / settlement were discovered, including;

- **EXTERIOR:**
 - Closed masonry/veneer cracks (*less than 1/8" wide*) discovered at the north
 - Truncated conical crack(s) at southeast foundation corner(s). The condition is not typically of structural concern, though corner cracks are obstructed & may be conducive to hidden subterranean termite entry.

Movement Indications TREC considers as adverse performance were discovered, including;

- **INTERIOR:**
 - Thin/closed Interior wall cracks discovered at the north bathroom shower corners
 - Thin/closed Interior wall cracks discovered above/below doorways or windows at the upstairs east hall.
 - Upper wall / ceiling crack(s) discovered at the media room southeast & southwest, & at the master bedroom furr down are often from roof structure settlement & not always foundation related
 - Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks did not appear to extend through the beam(s) at one or more location; these should be closely monitored.
 - Common cracking of slab foundations is possible & common, even on young homes. Concrete below flooring may be cracked; this cannot usually be determined without removing floor coverings. Conditions beneath flooring remain undetermined
- **EXTERIOR:**
 - Open masonry/veneer cracks (*greater than 1/8" wide*) discovered at the overhead door- this appeared to be related to steel deflection & not foundation related, though I am required to report it in the foundation section of this report.

Discovered conditions that TREC requires to be reported as deficiencies include;

- **INTERIOR:**
 - None discovered
- **EXTERIOR:**
 - Exposed or damaged post tension ends exists at the east (southeast & northeast). The exposed components should be sealed to prevent corrosion. This is commonly found, even on young homes, & is typically seen as a regular

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maintenance item. These areas should be cleaned thoroughly & sealed with water resistant mortar or an appropriate high performance epoxy. In some cases it may be necessary to cut & remove the cable, then replace it with a new cable that would then be stressed to tension. Extended / long-term exposure & subsequent corrosion may result in failure of the clamp/cable connection & expensive related repairs.

I NI NP D

A.2. Structure:

Structure comments include sub floor, wall, & ceiling structures of the building where conditions other than foundation issues appear to be contributing to deficiencies in the opinion of the inspector; please refer to section D of this report for comments related to roof & attic structure.

SUB FLOOR:

Obvious/significant deficiencies were not discovered; monitor and maintain

INTERIOR WALL & CEILING STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Significant issues were not found or observed concerning the wall & ceiling structure at the time of inspection; common settlement cracks were discovered. Unsquare doors & or windows may be related to structural settlement/stress. In the limited time the inspector is at the home, it is difficult to determine whether the conditions are ongoing, have recently occurred, or at what time in the past they were active. It is not reasonable to determine on one visit if stress cracks are related to foundation or structural movements, or a combination of both. We recommend that you observe the area(s) over time. If issues are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

EXTERIOR WALL STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately <0, 2, 5, 6° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Weep openings appeared to have been obstructed by the raised rear patio slab. Such is not recommended, as these provide drainage of condensation from within the wall voids.

Weep openings appeared to have been omitted above brick faced windows & doorways. Such is not recommended, as these provide drainage of condensation from within the wall voids. This item in this location was not consistently enforced in 2006.

The steel lintel at the garage is deflected. The lintel has deflected possibly from the brick load above. Brick and mortar cracks were observed around the garage door framed area. The separation / cracks were approximately 1/8" or greater at the center & very thin/closed/less than 1/32" at the right side. It is recommended to closely monitor this or if you are concerned, have a specialist or tradesman evaluate the issue(s) and recommend appropriate permanent repair / improvement options. In the limited time the inspector is at the home, it is difficult to determine whether the conditions are ongoing, have recently occurred, or at what time in the past they were active. (see one or more related photos at the end of this report).

Mortar at multiple cast stone sill/ledges, & various areas of erosion should be tuck-pointed; missing mortar & pits/openings are prone to water infiltration & extended freeze-thaw conditions & further deterioration of mortar.

Condition & appropriateness of the wall voids & related components such as vapor barrier, air space, drainage plane, potential mortar/debris obstructions, etc are mostly/all not readily accessible & not inspected. Incorrect conditions may allow moisture intrusion & or inability of the walls to properly dry from condensation. This could lead to fungal spore accumulation & related air & moisture damage issues.

Other Structural Related:

NOTE: most undesirable foundation issues in north Texas are caused by poor moisture maintenance around the home. refer to the next section "Grading & Drainage" for information that may be relative to foundation movement at this property.

Foliage conditions were discovered at one or more exterior location that may adversely affect the structure. Refer to [section I.M. Other Structural / Foliage](#) comments later in this report.

Additional Information:

This report, including the foundation & structural opinion, represents one inspector's opinion of visible evidence present and accessible on the day of the inspection. Future performance of the foundation and structure is not warranted. Regular maintenance is needed to keep the foundation from unusual movement or failure. Information concerning moisture maintenance and foundation control measures is at the end of this report.

The inspector's opinion, based on observations of physical evidence, is opinion only; additional information regarding the foundation and structure can be obtained through consultations with a professional engineer of your choosing. In the limited time the inspector is at the property, it is difficult to determine whether observed conditions are ongoing, have recently occurred, or at what time in the past they were active. We recommend you monitor the structure periodically in all cases. If issues are discovered, you should contact a specialist to examine the situation, so they may prescribe options for permanent repair. Opinions of performance and methods of maintenance, repair, or monitoring vary person to person.

I NI NP D

B. Grading and Drainage

Soil conditions at the time of inspection:	Damp / Moist _____
Some areas (if different) were noted as:	moist / acceptable

Comments: Underground components are not inspected; sub-grade conditions remain undetermined. Drainage conditions are subject to change, considering amount and frequency of rains, seasonal changes, irrigation system settings, erosion. This inspection does not investigate or identify sub-grade water tables, springs, or elasticity qualities of soils. Grade conditions should be monitored through the life of the home. Prior drainage issues at the property cannot usually be identified by this inspection. Refer to the seller's disclosure for possible information regarding past drainage problems and or correction. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Soil Grading and Drainage: Deficient

- Area drain cover at the west-southwest (side yard) is damaged & may be a trip/cut hazard.

Roof Drainage/Guttering: Inspected

- Significant issues were not found or observed concerning this item at the time of inspection; System(s) appeared serviceable / operable at the time of inspection. Have routine maintenance performed and repair as necessary.

I NI NP D

C. Roof Covering

Roof Material: Composition Wood Shingle / Shake Tile Roll-Out Slate Artificial slate

Roof Inspected from: Walking Roof Surfaces Ground with Binoculars Ladder at Eaves

Most accessible Some areas Inaccessible Most Roof areas Inaccessible

Too Steep / High Wet / Ice / Slippery Deemed unsafe to walk - injury/damage risk

Comments: This inspection does not determine past hail damage, remaining life expectancy, or insurability of the roof systems. All areas in North Texas are subject to hail storms, and you should verify acceptability of any questionable conditions by your insurance / home warranty provider prior to closing. If it is not raining at the time of inspection, it is unlikely that the inspector can positively identify ongoing leakage issues. All roof systems should be monitored during / after rainy weather and or hail. Condition of underground or otherwise inaccessible guttering components remains undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Roof Coverings: Deficient

- Protruding nail(s) should be removed and the opening in the shingle then sealed. Condition was noted at the right side of the front entry.
- Flashing & or trim at a vertical wall / roof joint is amiss / incorrect at garage northeast, northwest valley fascia, and is a potential moisture intrusion risk.
- Unworkmanlike deck, roof underlayment & flashing noted at the gable over the dining room.
- Split/damaged shingles noted at the front porch northwest & upper west.
- Open-faced (uncaulked) fasteners exist at the upper peak. Though technically incorrect this is commonly found, even on new homes. Correction is generally simple, inexpensive, and is recommended.
- Lifted flashing noted at the north of the gameroom windows.
- Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.
- Evidence of prior repair / repair attempts was not discovered at roof covering materials, flashing details, skylights, and or roof penetrations in readily accessible locations. Evidence of repair is typically implied by shingles of variant tone, type, or quality; by caulking, tar, other type of sealant; and or obvious visual modification of roof components.
- Roof fasteners were not all visible; not readily accessible without lifting shingles and potentially causing damage. The condition and appropriateness of roof covering & sheathing (felt) fasteners was

not inspected and is undetermined, except if noted otherwise and listed specifically in other commentary within this section of the report.

I NI NP D

D. Roof Structure and Attic

<u>Framing style:</u>	<u>Conventional:</u> ____
<u>Type of Underlayment observed:</u>	<u>Plywood or OSB :</u> ____
<u>Viewed From:</u>	<u>Walking decked areas</u> <u>Some areas not safe for direct access</u>
<u>Insulation Type:</u>	<u>Batt (roll-out) and Blown ; Fiberglass</u>
<u>Approximate Average horizontal Insulation depth- ceilings</u>	<u>6 - 8 inches</u>
<u>Approximate Average vertical Insulation thickness- walls</u>	<u>6 inches or less</u>

Ventilation:

Roof / Box Turbine Eave /Soffit Gable Electric Ridge

Obstruction of access / vision

Stored items Low clearances HVAC items Other

Lack of deck/attic flooring at some locations Animal(s) suspected / discovered

Comments: Attic components are observed in a cursory fashion. This includes only those areas and components that are safely accessible and visible at the time of inspection. Obstructions within the attic may include, but are not limited to: stored items; HVAC, plumbing, and electrical components; low clearances; lack of attic flooring; small, obstructed, or inaccessible attic hatches. When possible, the inspector will identify known obstructions, and make every effort to access areas when conditions to do so safely are available. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Advisory Use caution when entering/exiting or moving about in attic areas.

Attic Access: Deficient

- The attic stairs were not installed to manufacturer’s guidelines. Manufacturers recommend securing the stair to framing with 16D nails or ¼” lag screws. Commonly appropriate fasteners were not seen at the perimeter (mounting to the ceiling joists) and or hinges/corner hardware of the ladder(s), and would not meet sheer strength requirements for installation. NOTE: framing gun nails labeled as 16D are unacceptable, as these are more like a smaller 10D common nail. These are often used, but are inappropriately labeled and do not offer adequate shear strength. The stairs should be considered unsafe. Recommend securing the stairs to manufacturer specifications.
- Attic stairs should be ideally insulated to the same degree (R-value) as surrounding attic areas; the insulation should be conformed as to not be susceptible to damage or other compaction & should not be hindrance to use of the stairs/doors/lids. This is a newer code standard & is often not “perfect” even on newer homes.
- Recommend insulation board or similar at the north, south, & east perimeter of the attic stair to prevent blown insulation from falling out when the stairs are opened.

Attic Structure: Deficient

- Strut at the northwest walk-in attic was not well cut & installed; minimal fastening to the purlin. Immediate corrective needs were not discovered.
- NOTE: reflective paint seen at most attic deck areas.

Attic Insulation & other accessible insulation: Deficient

- Thermal imaging indicated areas that may have deficient insulation, air barrier/sealant, & or ventilation deficiencies at study, gameroom, media room, & commonly found general areas including vaulted corners (walls & ceilings), framing convergences, perimeter floor sills, electrical switches & receptacles adjacent exterior walls, & plumbing & HVAC chases.
- Insulation is inspected in a very general manner from limited accessible locations; Conditions in not readily accessible/inaccessible locations remain undetermined; this is general in nature & is not a comprehensive investigation of all areas.

Attic Ventilation: Deficient

- The attic of the rear porch appears unvented. Technically, any enclosed attic space should be vented. Inadequate ventilation can result in humidity, condensation, and fungal issues. Recommend professional correction to properly vent this space. IRC 806
- The attic of the master bedroom south appears not ventilated. Ideally any enclosed attic space would be vented; This can result in humidity, condensation, and fungal issues. Recommend installing one or two eave vents at the lowest eave, and a vent at the upper eave to allow this area to vent. IRC 806

I NI NP D

E. Walls (Interior and Exterior)

Interior Wall Structure: Wood framing Metal Framing Brick / Masonry

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- Interior Obstructions: Storage Furnishings Décor Other
- Exterior Obstructions: Foliage Storage Deck Building Other
- Exterior Wall & Trim: Brick Stone Masonry Stucco Artificial Stucco Wood / Pressed Wood
- Wood-Fiber / Hardboard Cementitious Fiberboard Vinyl and or Aluminum Siding

Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Granite countertops, if present, are not tested for presence of or levels of uranium or radiation. Related information can be found at: <http://www.selectinspect.com/links1.htm#radonlink>

Interior Walls: Deficient

- ✦ Sealant needed at the top tile/panel edge at the wall of the master & upstairs north shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)

Cabinetry/Countertops: Inspected

- ✦ Cabinets and components therein were obstructed by stored items. The inspector does not remove personal belongings or stored items. Conditions behind/below personal items remain undetermined.

Exterior Walls: Deficient

- ✦ Trim/siding was deficient, openings exist, framing visible at front porch right, garage northeast, northwest valley, & rear porch.
- ✦ Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.
- ✦ Irrigation, air conditioning conduit, & front porch beam pockets should be sealed to resist insect and moisture penetration into the structure.

I NI NP D

Ceiling Structure:

F. Ceilings and Floors

- Wood or engineered wood framing Metal Framing

Floor Structure:

- Concrete Slab Wood Framing and Subfloor over crawl space
- Built-up Wood over Concrete (Screeded) Metal Framing over crawl space

Obstructions:

- Floor coverings Furnishings Storage / Personal Items Sub floors

Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Ceilings: Inspected

- ✦ Undetermined stain noted upper left of the fireplace.

Floors: Inspected

- ✦ Carpet was missing at a corner in the north bedroom closet.

I NI NP D

Obstructions:

G. Doors (Interior and Exterior)

- Storage Furnishings Vehicle(s) Locked Other

Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Interior Doors: Deficient

- ✦ The study door(s) should be adjusted at the ball-spring assembly atop the door. Usually, you can simply turn the device counter clockwise to raise, and clockwise to lower the ball and spring.

Exterior Doors: Deficient

- ✦ Viewing glass (peep-hole) or sidelight was not present at the front doorway. This is recommended to allow occupants to determine who is at the door before opening- Potential safety concern.
- ✦ ADVISORY: Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation; some municipalities do not enforce this. However, I recommend improvement to help prevent fumes (specifically auto exhaust) in the garage from entering the living area, and to maintain the required "attached garage-to-home separation", if such a separation is present, in tact, well sealed, & functional. Some call this a "fire-wall", but all components involved would have to have an approved fire rating, though a proper "separation" will offer some resistance & increased burn time before compromising the residence. If

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there is an attic with a common ladder door assembly in the garage, your separation wall is likely already compromised.

Garage Door: Inspected

Garage Door Type: Metal Wood Fiberglass / Plastic / Composite Insulated

Garage Door / Frame: Overhead Modern Hinged Antiquated

- ⚠ Warning labels for the garage door springs were painted & illegible.
- ⚠ Garage door panel(s) were bent slightly; the overhead door was otherwise generally operable.
- ⚠ It is recommended to read and follow all manufacturer’s labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit(s) and components. This refers to garage doors and garage door operators.

I NI NP D

H. Windows

Window Type:	Multi-pane, Insulated __ __
Window Framing:	Metal __ __

Obstructions: Storage Furnishings Window Treatments / Shutters Foliage Poor lighting conditions

Comments: Though some comments may be made regarding safety glass, you should understand that these comments are limited. This inspection departs from conditions and current standards regarding safety glass, and are not respective of all possible conditions. Regulations vary city to city, and frequently change. If you are concerned, please consult a glass specialist, familiar with requirements in your area. Refer to the limitation information at the end of this document and consult your “Guide to Your Home Inspection” for more important related information.

Windows: Deficient

- ⚠ Moisture evidence was indicated by staining, damage, and or swelling at interior window drywall and or sills at the dining room, bedrooms. This appears to be from condensation, rather than leakage; metal windows condense more than vinyl clad. Window condensation is often caused/contributed to by inadequate house ventilation; such may also indicate poor indoor air quality. Ventilation deficiencies may be in the entire home, or more prevalent in certain areas of the home; consult a knowledgeable HVAC contractor for options.
- ⚠ Security components should not have been installed at the bottom frame of the windows, as this compromises the integrity of the manufactured windows’ ability to keep water out of the wall void. It is likely that this installation has created an opening in the moisture barrier/window flashing; and that too is likely compromised. Small openings around the sensors may be prone to moisture intrusion into the wall void and adjacent materials. Check each window, Seal and repair deficiencies where discovered, and monitor- repair if necessary in the future. The condition voids manufacturer warranty in most cases. Presence & or extent of moisture damage & fungus in the wall void below & adjacent these areas is undetermined.
- ⚠ The upstairs window(s) have a lower open edge of less than 24” above the interior finished floor & may pose a risk to persons/children falling out when the window is open. This 2006 code requirement may not have been in force in this city until 2008 or later, as many cities do not adopt new codes (updated every three years) until 2-3 years after the “new” code is released. If concerned, you may consider checking with your local building/code enforcement department.
 2006 IRC - 613.2 - Window Sills: “In dwelling units, where the opening of an operable window is located more than 72 inches (1829mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.
 Exceptions:
 1. Windows whose openings will not allow a 4-inch-diameter (102mm) sphere to pass through the Opening when the opening is in its largest opened position.
 2. Openings that are provided with window guards that comply with ASTM F 2006 or F 2090”.

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I. Stairways (Interior and Exterior)

Comments: All accessible stairways, regardless of age are compared to modern safety standards. Some “Improvements” and immediacy for repair or improvement may be subjective.

Stairways & related component(s) are not inspected in an exhaustive manner, but rather for significant & obvious deficiencies or potential safety/hazard concerns in the opinion of the inspector, discovered during the limited time of inspection. If you are interested in more comprehensive stairway requirements, please refer to http://inspectapedia.com/interiors/Stair_Codes.htm & verify compliance independently.

Stairways: Inspected

➤ Obvious/significant deficiencies were not discovered; monitor and maintain

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J. Fireplace / Chimney

Fireplace: Masonry: Prefabricated. Modern Faux Old / antiquated style
Chase: Masonry Frame & Veneer Frame & Brick/Stone Not present
Flue: Masonry Metal Direct Vent Undetermined Not present
Cap / Crown: Mortar Metal Undetermined Other Not present
Inspected at: Ground / in home Roof (limited) Attic (limited)

Comments: Inaccessible components are not inspected, and conditions remain undetermined. Inspection of inaccessible areas of flue / chimney interiors, fire screens / doors, mantels and surrounds is beyond the scope of this inspection. Code compliance and drafting characteristics are not determined by this inspection. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

NOTICE: The National Fire Protection Association (NFPA) requires a Level 2 inspection of fireplaces upon resale of the property. This should be performed by a professional chimney sweep who is a member of the Chimney Safety Institute of America and the National Chimney Sweep Guild. <http://www.ncsg.org/>
<http://www.csia.org/HomeownerResources/ChimneySafetyInfo/tabid/112/Default.aspx>
http://www.sweep-masters.com/csia_visual_glossary.html

Fireplace & Hearth: Inspected

➤ Obvious/significant deficiencies were not discovered; monitor and maintain

Damper: Inspected

➤ Obvious/significant deficiencies were not discovered; monitor and maintain

Fireplace Flue / Liner: Inspected

➤ Portions of attic and chimney / chase components were inaccessible; conditions within remain undetermined.

➤ NOTE: Proper firestopping provisions were not confirmed, as the attic area surrounding the chase/flue was not readily accessible. Concealed chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

Chimney / Chase: Inspected

➤ Patio Fireplace chimney termination is lower than current standards recommend. Manufactured and masonry chimneys & flues shall terminate at least 3 feet above the roof, and at least 2 feet above anything within 10 feet. Too short a chimney/flue can adversely affect proper drafting (rising air) characteristics.

Mortar Cap / Chase Cover: Inspected

Gas Components: Inspected

I NI NP D

K. Porches, Balconies, Decks, and Carports (Attached)

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

I NI NP D

L. Flatwork (Driveways, Sidewalks)

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.



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M. Other (i.e. foliage, retaining walls, other structural related)

Comments:

Other: Inspected

- ✦ Foliage touches the home at the master south. This is conducive to insect and moisture penetration. Foliage touching the home also creates a potential for damage to brick and siding areas. It is recommended to keep plants and shrubs trimmed at least 6 inches from the home, and to keep trees trimmed 5 feet from the home. Trimming of foliage is recommended. The heavier the coverage, the more relevant the need for trimming. Though allowing shrubs to grow close to the home is not recommended, many people prefer the aesthetics of dense foliage over a less intrusive landscaping alternative. The decision to maintain your foliage may be subjective depending upon your landscaping preferences. Densely foliated areas are also obstructed and not readily accessible for inspection or discovery of wood destroying insects.

II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

<u>Service Type: & Meter Location:</u>	<u>Underground</u> <u>Side</u>
<u>Wire / Conductor Type:</u>	<u>Romex like (non-metallic sheathed cable)</u>
<u>Service wires at the main panel(s)</u>	<u>Copper</u> _____
<u>Maximum Amperage as indicated by the main breaker or panel labeling:</u>	<u>200 amps</u>
<u>Approximate Voltage at Service Panel, as indicated by wiring method:</u>	<u>120 / 240</u> <u>Voltage is not measured</u>
<u>Breaker or fuse Panel Location(s):</u>	<u>Main- Garage</u> <u>Sub- Not Found or Not Present</u> <u>Other Sub- Not Found or Not Present</u>

Comments: Measuring amperage, voltage, or impedance is beyond the scope of this inspection. Alarm systems, low voltage systems, and remote controls are beyond the scope of this inspection and are not inspected, unless otherwise specifically noted in this section. The Texas Real Estate Commission requires comparison of all homes to current standards regarding AFCI protection. This means Texas inspectors must call out all locations that do not meet current standards as "deficient", without enabling a grandfathering clause. Codes and standards change often, and it is common that most homes (even many new homes) will not meet current TREC criteria. Obstructions are not unplugged or moved to access obstructed components. Appliances & corresponding OCPD are not referenced for compliance of manufacturer recommended current sizing. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Due to time & access limitations during a typical home inspection, the SoP for the electrical inspection portion of the TREC requirements is hereby departed from. Bonding/continuity, for example, is tested at major component(s) & systems only where accessible for an overall general assessment of conditions within the home/property.

Service Entry: Deficient

- ✦ Electrical ground rod was not flush with the grade. "Electrical ground rod shall have at least 8' of length in contact with the soil and the upper end of the electrode must be flush with / below ground level unless above ground portion and grounding electrode conductor attachment is protected against physical damage. NEC 250-52 (c) (3)". This includes rod electrodes installed inside through concrete slabs. Grounding rods are typically sold as 8 foot lengths; since the upper end of the rod has been left above grade, it is most likely not in contact with the soil for 8 feet as required. Since much of the rod is buried, the suspected condition cannot be confirmed nor discredited during this limited visual inspection. The grounding electrode connection is prone to physical damage and should be protected and secured to the structure or service riser. The rod should be covered with compacted soil or driven deeper into the soil. A grounding rod that protrudes from the ground / grade may also present an impalement hazard. Repair options are limited; and though this is technically incorrect, proper installation methods are rarely discovered, and frequently ignored by installers and city building code officials.

Service Panels: Deficient

- ✦ Air conditioning condenser(s) service disconnect Panels were obstructed by foliage and did not meet current requirement for clearances for service personnel; storage items obstructed access; this panel/electrical cabinet was not opened & the interior components were not inspected
- ✦ The panel cover was obstructed by a vehicle. Seller's agent was notified in advance, prior to the inspection to ensure access to this area. The cover was not removed, and the interior of the panel box was not inspected. Conditions in not readily accessible/inaccessible locations remain undetermined.

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- One or more rooms and or required circuits did not have AFC (arc-fault-circuit) protection present as required in the 2009 NEC (National Electric Code). The Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection at circuits serving: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas. This basically includes all locations that are not required to be GFCI protected, should be AFCI protected according this standard. These are a valuable fire safety component and you should consider upgrading older breakers with this modern device; however, each breaker may cost \$40 or more, and there will usually be at least 10-15 needed for an average 2500-3000 sq foot home. Many homes built since 2008 already will have these, but only in the bedrooms. Many newer homes do not even meet this specific Texas Real Estate Commission requirement. More information regarding AFCI at <http://www.afcisafety.org/products.html>

I NI NP D

B. Branch Circuits- Connected Devices and Fixtures

Branch Wire Seen at Panel(s): _____ Copper _____

Comments: Inspection of electrical outlets, switches, and fixtures is performed by testing a representative number of these components in accessible locations. In occupied homes, some electrical components are not accessible and not inspected due to personal items, furnishings, childproof covers, and other obstructions. Outlets, fixtures, switches, and smoke detection devices, if tested, are randomly inspected in a representative manner, where accessible. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. GFCI (ground fault circuit interrupt) Devices The Texas Real Estate Commission requires comparison of all homes to current standards regarding GFCI location and operation. This means Texas inspectors must call out all locations that do not meet current standards as "deficient", without enabling a grandfathering clause. Codes and standards change often, and it is common that most homes will not meet current criteria.

GFCI resets noted at:

Kitchen Garage Bath(s) Exterior Elec.Panel NA/not found

GFCI: Deficient

- ADVISORY: GFCI protection was not discovered at the garage ceiling (garage door operator receptacle(s)). Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); "All 125 volt, single-phase, 15- or 20- ampere receptacles installed in garages & grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit interrupter protection for personnel." (IRC E3902) In my opinion, it can be argued, that since this receptacle is not readily accessible (typically 8' or higher) that it would not be required to be ground-fault circuit interrupt protected; though the code appears to be vague on this issue. GFCI receptacle(s) at garage locations for refrigerators and garage door operators could be prone to nuisance tripping. If you sell the home in the future, a third-party inspector for the buyer may be required to report the condition as a deficiency.

Outlets: Deficient

- Inadequately secured receptacles discovered at the family room southeast.
- Exterior receptacle covers at the rear porch were missing covers. Exterior junction boxes and fixtures require rain tight cover plates. NEC 370-15a.
- Exterior outlets were not adequately sealed for permanent use application at the pool equipment.
- Damaged or missing outlet covers exist above the kitchen vent. This is a recommended, typically inexpensive repair.
- Receptacle under the outdoor grill was not readily accessible.
- NOTE: Childproof covers were present at some locations. These covers are not all removed, and related outlets were not all inspected. Some conditions remain undetermined.
- Due to furnishings/storage, some receptacles were obstructed & not readily accessible; it is beyond the scope of this inspection to move personal items/storage to access any component(s); obstructed receptacles were not inspected & conditions remain undetermined.
- ADVISORY: Many new homes have "tamper-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more locations.

- ✦ **ADVISORY:** Many new homes have modern “weather-resistant receptacles” as required by newer standards; this home did not have this newer safety feature at one or more exterior locations.



Lighting Fixtures: Deficient

- ✦ Bulb was inoperable at the foyer.
- ✦ Fixture was damaged/deficient at the upstairs bathroom north.
- ✦ Cracked shade glass noted at the garage exterior.
- ✦ Gameroom fan is out of balance.
- ✦ Landscape lights were not tested.

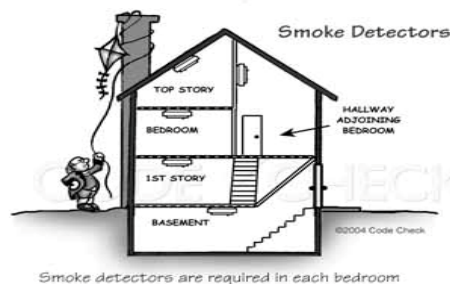
Switches: Deficient

- ✦ Missing cover noted at the upper attic.
- ✦ Switches were improperly wired for a 3way/4way circuit at the kitchen. This means one switch has to be on for the other to operate the same light.
- ✦ Master shower has an electrical switch within reach (within 5 feet) of the shower or bathtub. It is recommended to have an electrician put this circuit on a GFCI protected circuit / breaker for added safety. At the least, do not use the switch when standing in the shower / bathtub.
- ✦ Switches had undetermined application at the gameroom. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.

Smoke Detection Devices: Deficient

Smoke Alarms discovered at: Bedroom(s) Hallway(s) Living area(s) Other

- ✦ Device was inadequately secured to the ceiling at the gameroom.
- ✦ Some or all of the smoke detection devices were higher than the inspector’s reach. Those devices were not tested.
- ✦ It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.
- ✦ Current minimum recommendation is to have functional smoke detection devices located:
 1. In each bedroom / sleeping room,
 2. Outside each sleeping area (bedroom hallways) in the immediate vicinity of the sleeping rooms, and
 3. On each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).



- ✦ It is recommended to test detectors monthly, change batteries annually, and to replace each detector at least once every ten years.
- ✦ Modern requirements dictate that smoke detector(s) should be hardwired to the electrical system with battery backup; this can be expensive on homes that do not have wiring in place for this purpose (generally older homes). Alarm(s) were not disassembled to determine if they were/were not hard wired. Consult an electrician if concerned.

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Other Accessible Electrical: Inspected

- ADVISORY: Metal within 5' (five feet) horizontally of the inside edge of the pool & less than 12 feet vertically of the pool/spa should be "electrically bonded". Rear porch guttering did not appear to have bonding. Recommend you have a licensed electrician examine the electrical components/systems and make necessary repairs. (IRC 2003; E4105) (IRC 2009; E4204.2)

III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

This inspection is visual and only consists of readily accessible components and conditions at the time of inspection. Components and compartments are not disassembled; this is best done by an HVAC specialist. If you desire to have the HVAC system included in a Home Warranty, you should have a representative of that company examine components that may be covered, to determine compliance.

I NI NP D

A. Heating Equipment

- Type: Forced Air Gravity Heat Pump Units: 1 2 3 4+
- Age: Modern Antiquated Mixed Ages
- Energy Source(s): Natural Gas Electricity Propane Other
- Power / Fuel Shut-Off: Beside unit Manifold Switch / breaker Undetermined

Comments: Stand alone-unvented gas units, and in wall gas units in bathrooms, bedrooms, or living areas are considered unsafe. Upgrading to safer modern heating equipment is recommended. If present, this type of heater is beyond the scope of this inspection and was not inspected. Heat exchangers and heating elements are typically inaccessible and are not inspected, unless otherwise noted. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Heating: Inspected

- Heat unit(s) operable with normal controls at the time of inspection.

I NI NP D

B. Cooling Equipment

- Type: Forced Air Evaporative Window Unit(s)
- Fuel: Electricity Gas (uncommon in this area; beyond the scope of inspection)

Comments: System capacity, refrigerant type, and remaining life are undetermined. Unless otherwise noted, evaporators, blowers, and condensing units are not disassembled. The HVAC system has many inaccessible components. Full evaluation of refrigerant levels and leakage potentials, evaporators, compressors, blowers, and other inaccessible components requires an HVAC specialist. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Cooling: Deficient

- Ongoing auxiliary drain activity was noted at the upstairs unit rust/corrosion exists in the auxiliary pan, & some leakage evidence seen at the lower corner of the evaporator(s) cabinet. This indicates the primary condensate line is not operating properly. Rust staining was also noted at the drain & at the window below- east. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair or replacement options as needed.
- Condensate lines were not adequately insulated: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at components below the traps. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.
- One or more exterior air-conditioner condensers are partially obstructed by foliage. Foliage should be trimmed to provide at least one foot clearance around the condenser for proper air flow.
- Primary condensate line from the unit(s) did not have a visible drain trap system for the drainage of condensate. Unless otherwise specified by the manufacturer, A trap is not required on systems having the evaporator(s)/refrigerant coil downstream of the blower, but it is required if the refrigerant coil is upstream (like the system in this home), as there is negative air pressure pulling the condensate & possibly sewer gasses into the air system & distributing them in the home. Recommend having this drain located if present and examined, or installed if missing, when other HVAC items are addressed

I NI NP D

C. Duct System, Chases, and Vents

- Filter Type: Disposable Washable Electronic Other / Undetermined

Duct Type: Flexible Metal – Insulated Concealed / Undetermined
Return Duct Location: Attic Between Levels or In-wall Crawl space
Supply Duct Location: Attic Between Levels or In-wall Crawl space
Filter Location(s): At Unit(s) Wall Ceiling Floor Not Discovered

Comments: Humidifiers, if present, are beyond the scope of this inspection and are not inspected. Humidifiers are considered conducive to mold growth. We recommend humidifiers not be used. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Ducts, Vents, Chases, & Plenums: Deficient

- ✦ Component connections were inadequately sealed; energy loss was detected.
- ✦ Crimped and or partially constricted ducting was noted Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- ✦ Ducts in various sections are inadequately secured. Repair would likely improve HVAC efficiency. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair or replacement options as needed.
- ✦ Crushed ducting was noted under the HVAC unit(s).
- ✦ Vapor barrier or insulation is damaged / amiss at ducting noted in the northwest walk-in attic & upper attic.
- ✦ The plenum(s) were discovered as dirty; cleaning/maintenance is recommended.
- ✦ Air flow was noticeably poor (less than other rooms) at the north bedroom.
- ✦ NOTE: Air registers at the gameroom, master, family room, kitchen, & breakfast nook were closed. Recommend leaving all registers open at least some, to avoid condensation & related rust/fungal issues.

Air Filter(s): Inspected

Thermostat(s): Inspected

- ✦ Prior to departure Thermostats were reset to "run program/cool-as found on arrival" by the inspector.

IV. PLUMBING SYSTEM

I NI NP D

A. Water Supply System and Fixtures

Supply Pipe (visible): Copper Plastic; PEX, or similar Polybutylene Other / undetermined
Water Meter Location: Front Side Rear Alley Undetermined / Not found
Water Shut-Off: Exterior North Garage Interior room / closet Undetermined
Waste Pipe (visible): Plastic Metal Drain pipe: Undetermined on slab homes
Vent Pipe (visible): Plastic Metal

Static water pressure at the time of inspection was undetermined psi; 40–80 psi is an acceptable range

Comments: Fixtures are not filled to capacity. Inaccessible components below grade, below, or behind cabinets and walls, and behind or below bathtubs, showers, or sinks are not inspected; conditions and type of material remain undetermined. Personal items are not moved or removed from sink, bathtub, shower, or toilet areas, and these items may obstruct access and visibility. We cannot guarantee that all potential or inaccessible leakage conditions will be discovered. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Plumbing Supply: Inspected

- ✦ Water pressure was not tested; my pressure gauge failed during the inspection.

Sinks: Deficient

- ✦ Drainstop at the north bathroom was difficult

Toilets / Bidets: Inspected

Bathtubs: Inspected

Showers: Inspected

- ✦ Grout was needing touch-up at the upstairs north bathroom shower. Openings between tiles will allow moisture intrusion to the substrate. Condition of substrate and presence/extent of fungus / damage is undetermined in not readily accessible locations such as behind tiles or wall materials.

Exterior Faucets: Deficient(Attached Only; unless otherwise noted)

- ✦ Northwest exterior faucet(s) leak at the valve stem when operated Excessive moisture adjacent the home is conducive to wood destroying insects, other insects, decay, and foundation issues. Examination by a licensed professional and subsequent correction of all discovered deficiencies is

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strongly recommended. Fyi: Sometimes, tightening of the fastener at the handle/stem will correct the condition.

- Diverter at the pool refill is stuck/difficult.

Utility Connections: Not Inspected

- It is beyond the scope of this inspection to operate laundry plumbing connections and laundry appliances. These fixtures are visually inspected only when accessible. Some conditions remain undetermined. If present, laundry equipment is not moved or inspected.

I NI NP D

B. Drains, Wastes, Vents

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Drains, Wastes, Vents: Inspected

- Re: Accessible components: Repair needs were not discovered at the time of inspection.

DWV: Not Inspected

- NOTE: Sub grade, in-wall, and some attic / crawl space plumbing components were not accessible; conditions remain undetermined.
- The potential for sub grade plumbing leaks and failure increase as a home ages. If you are concerned or notice problems, consult a specialist to examine the condition of buried pipes.

I NI NP D

C. Water Heating Equipment

Energy Source: Gas Electric LP Capacity: 50 gallon; 50 gallon; ;

Number of units: 1 2 3 or more PRV(s)/TPRV(s): Manually Tested Y N

Power / Fuel Shut-Off: Beside unit Switch or breaker Inaccessible / undetermined

Comments: The inspection does not determine remaining life expectancy, condition of interior or inaccessible components. The inspection cannot determine if bacteria or corrosion exists at the interior or in inaccessible areas. Average life of a water heater is around 8-12 years; some last longer, some fail sooner. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Water Heater: Deficient

- The temperature-pressure-relief valve piping was smaller than required by temperature/pressure relief device manufacturers for this application; ¾" cpvc (hot water PVC) as found in this home is frequently used and is commonly accepted by city code around the USA, however, the ¾" material does not meet manufacturer specific requirements. T&P valve manufacturers require that the interior diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard ¾". The ¾" CPVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC is to be used it would need to be 1" O.D. cpvc to conform to IRC P2803.6.1. immediate corrective/improvement needs may be subjective.
- The temperature-pressure-relief was not tested. The water heater(s) is over three years old- per manufacturer label. It is recommended to have the temperature-pressure-relief tested annually, and have the temperature-pressure-relief removed and visually inspected every three years or sooner. Most manufacturers also recommend draining / flushing the water heater at least once annually. The unit was producing hot water and appeared generally operable at the time of inspection, though it does not appear to have a documented service history. Recommend having the unit(s) examined and serviced by a plumber, or at the very least, you should realize that it does not likely meet manufacturer's guidelines for routine maintenance. Average life of a water heater is 10-12 years; Serial plate codes on the water heater imply the unit(s) were built in 2006.
- Corrosion and or seepage sediment was present at the shut-off valves of the water heaters. This condition implies a leakage history. Correction / improvement would be prudent. (see one or more related photos)
- Advisory: It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit and its components.

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments: This section pertains to individual systems, not part of a swimming pool. Some areas and components are inaccessible by design and location. Conditions of inaccessible components remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Jetted Tub: Deficient

➤ The underside of the spa was inaccessible. Pump and motor components were not accessible. Electrical and plumbing conditions under the bathtub remain undetermined. The Texas Real Estate Commission recommends the components be made readily accessible. To ensure presence of bonding at the pump, and to check for leakage.

V. APPLIANCES

Built-In Appliances, if present and inspected, are inspected in normal modes by using installed standard manufacturer provided controls only, where present & deemed safe to do so by the inspector. Built-In Appliances and related components are examined for noticeable deficiencies of operation, visible damage, and obvious installation issues. Built-In Appliances and related components are not dismantled or moved, unless otherwise noted specifically in this report. Appliances that are not built-in are not inspected unless otherwise noted specifically in this report. Consult your "Guide to Your Home Inspection" and the limitations section at the end of this document for more important information

I NI NP D

A. Dishwasher

Comments: Dishwashers are not "approved" by the inspector for compliance with current local code regarding anti-siphon protection. Most manufacturers route the drain in an anti-siphon manner at the side of the dishwasher; this condition cannot often be determined when the unit is installed. Sink-top anti-siphon devices and other dishwasher drain connections are prone to leakage, congestion, and wear; these should be monitored periodically for leaks and damaged components. Conditions of inaccessible components and lifespan remain undetermined.

Dishwasher: Inspected

➤ Advisory: When the home is / has been vacant for more than a few weeks, please remember to run some hot water through kitchen / bathroom faucets prior to operating the dishwasher when you first move in. This may seem strange, but there is a chance of hydrogen building up in a water heater that has been heating, but not in regular use; this can sometimes cause an explosion when the dishwasher is operated before other water fixtures. In some cases, it is possible for hydrogen to enter and subsequently ignite in the dishwasher when the timer control engages. Running hot water for 4-8 minutes simultaneously at fixtures (when you first move in) should release any potential hydrogen accumulation in the system. Related article can be found at: <http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html>.

I NI NP D

B. Food Waste Disposer

Comments:

I NI NP D

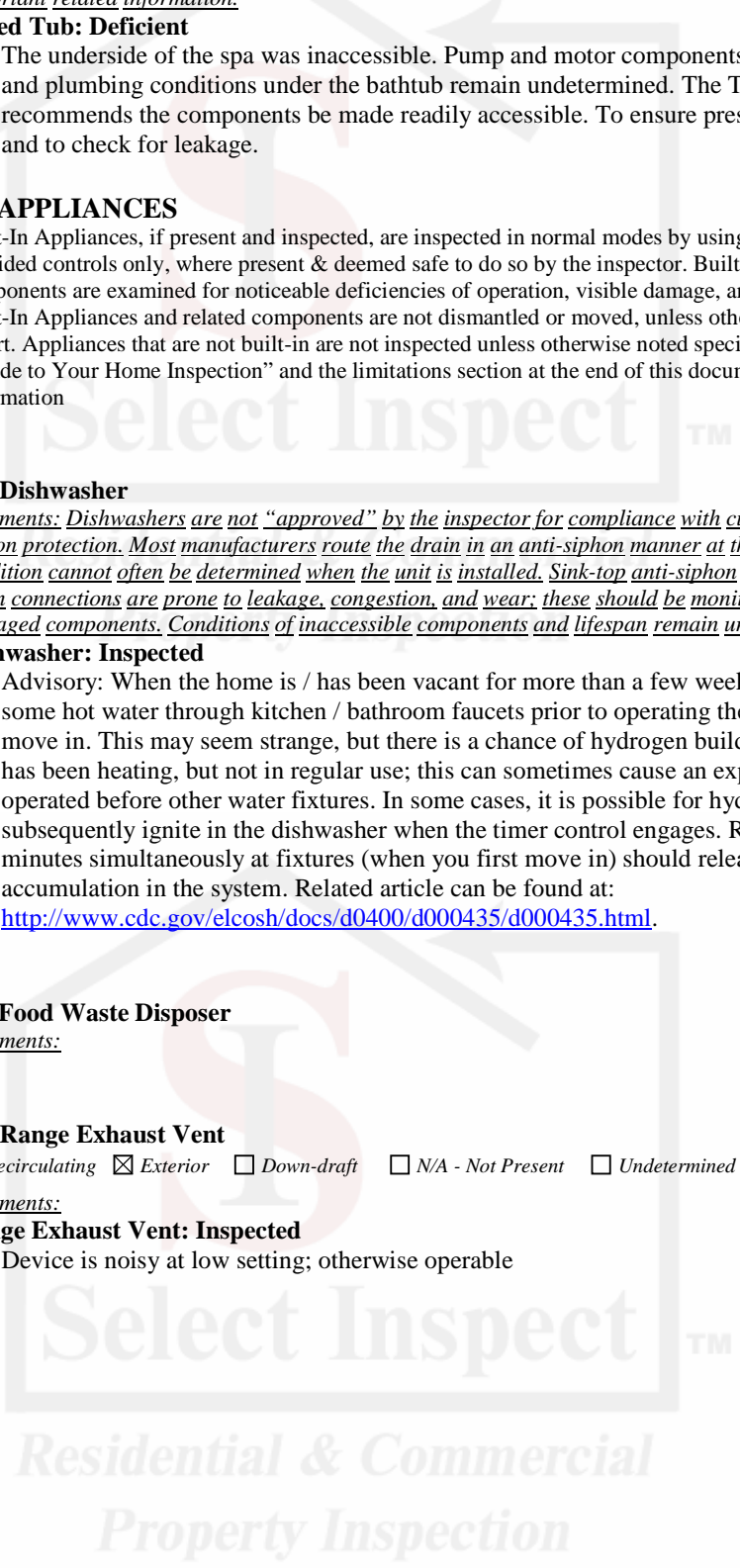
C. Range Exhaust Vent

Recirculating Exterior Down-draft N/A - Not Present Undetermined

Comments:

Range Exhaust Vent: Inspected

➤ Device is noisy at low setting; otherwise operable



I NI NP D

D. Ranges, Cooktops, and Ovens

Comments: Ranges, stoves, ovens etc are not moved or dismantled in any way unless otherwise specifically noted in this report. Presence of and condition of inaccessible components remain undetermined. Obstruction limitations often include method of installation, stored items, walls, and other components. Condition and type of gas or electrical supply components including gas lines and valves, electrical wires, connections, junction boxes, and conduit are mostly inaccessible; and only readily accessible components if seen will be inspected. Gas valves if present and discovered are not operated unless otherwise specifically noted in this report. Some conditions will be undiscovered and unreported.

Rangetop/Cooktop: Inspected

Rangetop/Cooktop-Energy Source: Natural Gas Electric LP (propane)

Gas, shut-off valve: Below / behind unit In cabinet Unknown / inaccessible.

- Pipe & branch line were seen below the unit behind drawers, though an actual shut-off-valve was not seen; likely adjacent the branch line, which should be accessible if you pull out the drawers under the stove.

Oven: Inspected

OVEN- Energy Source: Natural Gas Electric LP (propane)

I NI NP D

E. Microwave Oven

Comments: Pertains to built-in equipment only. Radiation testing is beyond the scope of this inspection.

Microwave: Inspected

- Operable

I NI NP D

F. Trash Compactor

Comments: Trash compactors have a high repair frequency, and should be kept cleaned and well maintained. It is recommended that you not crush glass or other fragile material in a compactor.

I NI NP D

G. Mechanical Exhaust Vents and Bathroom Heaters (includes utility room fan if present)

Comments: Many attic and in-wall components are inaccessible. Condition of ducting (if present) in non-readily accessible areas and location / appropriateness of vent termination is not determined or guaranteed.

Exhaust Vent / Heater: Deficient

- Some bathroom /laundry exhaust fans appear to vent to the eaves/attic. Vent termination within the attic, at passive roof vents, or at eave vents does not meet most manufacturer guidelines. Current standards require venting of bathroom and utility room exhaust fully to the exterior. (IRC M1507). Texas Real Estate Commission considers this deficient, even on older homes. Related technical information can be found at: <http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf>
- Exhaust fan ducts at some locations terminate at / near passive roof vents. The exhaust fan ducting obstructs the designed vent surface area of the roof vent(s) & such is not recommended.

I NI NP D

H. Garage Door Operator(s)

Comments:

Garage Door Operator(s): Deficient

- Release mechanism was very tight/difficult.
- NOTE: Device was operable in normal modes.
- NOT INSPECTED: Garage door operator(s) was/were not operated in auto reverse modes, as there was a vehicle in the garage that may be damaged if the garage door operator(s) and or door(s) failed. To perform the standard test yourself: 1) Place a 2x4 or equivalent wood block under the center of the door, 2) have the garage door operator close the door; the door should contact the wood block, then reverse. 3) If the door(s) does not reverse, adjustment is necessary & can usually be accomplished by the sensitivity knobs at the overhead garage door operator. ADVISORY: Realize that latent defects, such as too much force during this test can cause damage to the door, frame, garage door operator, &/or other components; perform the test at your own risk & financial responsibility or hire an overhead door firm to evaluate & perform this task.

I NI NP D

I. Door Bell and Chimes

Comments:

I NI NP D

J. Dryer Vents

Comments: This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components. <http://www.csia.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx>

Vent Routing:

Wall Attic / Roof Crawl space Obstructed Undetermined

Dryer Vent: Not Inspected

- Vent appeared to terminate at the box vent cover at the west; due to steep roof pitch, I did not determine if the vent cover was an appropriate (non-screened) style. Attic was inaccessible at this area & it is undetermined if the vent is adequately sealed at the roof penetration.
- The vent is partially routed in not readily accessible areas. The complete interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.

VI. OPTIONAL SYSTEMS

Optional Systems include Sprinkler systems, Pools / Spas / Hot-tubs, Outbuildings, Outdoor Grills, Gas Lines, Septic systems, Water Wells, Security systems, Fire Control systems. Unless otherwise noted specifically in this report, these and any other systems and components are Not Inspected.

I NI NP D

A. Lawn and Garden Sprinkler Systems

Controls:

Electronic Programmable Manual Zones Wired: 6

Anti-Siphon:

Near Curb Near home Front Side Rear Undetermined

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Irrigation: Deficient

- Zone 3 at the east was inoperable with normal controls.
- Heads were noted as deficient or otherwise not functioning as intended at zone 2-northeast.
- Irrigation heads/risers at various perimeter locations were higher than recommended; these should remain low to ground to offer water below shrubs for the foundation; this is a common error, & can generally be corrected by replacing the risers with shorter component(s).
- Heads did not retract when shut down at the front near the street.
- Various heads need to be turned/adjusted to spray intended areas- routine maintenance.
- Zone locations were noted at:
 1. north foundation
 2. north
 3. east-inoperable
 4. south
 5. southeast
 6. west & southwest

I NI NP D

B. Swimming Pools, Spas, Hot Tubs, and Equipment

TYPE:

Gunite Aggregate Fiberglass Vinyl Liner Above ground

Visibility was:

Clear Dirty Wind-Blown / Rain Fungus on: Vessel Water

Filter Type:

Diatomaceous Earth Cartridge Filter Sand / Permanent Media

Spa/Hot-tub:

Part of Pool Elevated Free Standing Not Present

Cleaner:

Built-In to Vessel Polaris Kreepy Arneson Other Manual/Brush

Pumps:

1 2 3+ Pump Age(s): Young undetermined Mixed ages

Skimmers:

1 2 3+ Controls: Computer Manual

Freeze Guard Discovered:

Y N Valves: Automatic Manual

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. This inspection is limited to visual assessment of accessible

components only. Leak testing is not performed by Select Inspect. If you have specific concerns or any pool related component is noted as deficient, you should have a special comprehensive inspection performed by a pool service company.

Access / Gates: Deficient

- ✦ Fencing and access from the home to the pool should be modified to make it inaccessible to children. Check with local regulatory authorities for requirements in your area. Fences around direct access to the pool should be minimum 48" high. Gate latches should be minimum 54" high, poolside & no openings 1/2" or greater within 18" of the latch. Gates must swing outward & be self-closing and should be kept locked.
- ✦ Door from the home to the pool should be self closing and or have an audible alarm connected. If an alarm is used, the tone should be audibly distinctive from other alarms present in the home, such as a security system. If children will not be present, the immediacy of need may be subjective.

Blower: Inspected

Cleaner: Deficient

- ✦ Bottom of the cleaner is worn; some sections have worn through. Otherwise operable

Deck: Inspected

- ✦ Thin cracks noted at the east coping.
- ✦ Thin deck cracks noted at the north.

Drain: Inspected

Filter: Inspected

- ✦ The filter was running at 27 psi, higher than usual pressure may indicate a torn or damaged filter/grid. This should be examined when other pool items are repaired by a pool specialist.

Heater: Inspected

- ✦ System was operable at the time of inspection. Repair needs were not discovered at the time of inspection. Controls were reset to the as found settings (off) prior to departing the property.

Light / GFCI: Inspected

- ✦ Recommend you test at least once per week during swim season for safety. If the GFCI for the pool/spa light fails, do not swim until it is professionally repaired. Repair as needed.

Pump: Deficient

- ✦ Leakage was discovered at the pool pump(s) at the leaf basket seal.

Skimmer: Inspected

- ✦ Debris (leaves, etc) should be cleaned from the basket(s).

Spa: Inspected

Tile: Inspected

Timer / Controls: Inspected

- ✦ Pool controls were examined and tested using the service controls at the exterior main panel. Interior computer controls and programmable features were not inspected.
- ✦ All controls where adjusted for testing, were returned to as found conditions.

Valves: Inspected

Vessel: Inspected

- ✦ The pool vessel has an aggregate finish . The rugged appearance makes it difficult to see cracks/defects. Significant issues were not found or observed concerning this item at the time of inspection. Monitor this item periodically and repair if / when needed.

Visible Pipes: Inspected (Visible & readily accessible pipes & fittings)

Other Pool Related: Inspected

- ✦ A SRVS was not discovered, this may be a good safety upgrade to consider in the future; more information on this type of product at <http://www.vac-alert.com/>

I NI NP D

Energy Source:

D. Outdoor Cooking Equipment

Natural Gas LP (Propane) Wood / Charcoal (Solid Fuel)

Comments:

Outdoor Grill: Inspected

- ✦ Device was operable with normal controls.

I NI NP D

Gas Meter location:

Gas Shut-Off:

E. Gas Supply Systems

Front Side Rear Garage Undetermined N/A

Meter Attic Garage Service Riser Unknown N/A

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Accessible Gas Components: Inspected

➤ NOTE: Sediment trap(s) were not seen/not present at the gas branch between the shut-off valve and furnace, stove, and or water heating appliance(s). Historically natural gas in this region is clean and does not require a sediment trap per the supplier. However, many local (city) code departments are currently requiring sediment traps as specified in the code (IRC G2419.4 (UPC408.4)) and the supplier cannot control what happens after the meter. Immediate repair needs may be subjective; You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options if you are concerned. This is not required at illumination devices, clothes dryers, outdoor grills.

Underground / Inaccessible Gas Components: Not Inspected

➤ Conditions of inaccessible gas components including but not limited to: buried, in-wall, behind or beneath appliances or components, attic and crawl space locations, or enclosed within any component or appliance are not inspected and remain undetermined. If you have concern or if the gas system or any gas related components are over 10 years old, it is recommended to have a specialized comprehensive gas system examination of the property, prior to closing.

I NI NP D

I. Security Systems

Comments: Concealed and inaccessible components are not inspected; conditions remain undetermined.

Security: Not Inspected

➤ Select Inspect does not test security systems for compliance or operability. Some components are randomly observed while inspecting other property components/areas. Most monitoring companies will inspect the system free of charge, then will often try to sell you their service. Contact a provider of your choice if you are interested in the operability and monitoring of the security system in this home.

This is the end of the report findings. Important inspection information is continued on the following pages and in the "Guide to Your Home Inspection"; please take time to read them in their entirety. Thank you for your business; Select Inspect Property Consultants LLC- 214-770-6954.



LIMITATIONS, EXPLANATIONS, & DEFINITIONS

Thank you for choosing Select Inspect. Your business and confidence in our service is greatly appreciated. These final pages are an integral part of the Select Inspect Report; it is important that you read the report in its entirety before purchasing the home.

OP-I, TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING RECOGNIZED HAZARDS:

"Each year in Texas, people are injured and property losses occur from: improperly installed water heaters in garages, faulty temperature and pressure relief valves on water heaters, and improperly installed (or the lack of) ground fault circuit protection for electrical receptacles in garages, outdoors, bathrooms and kitchen sink areas. In recognition of the studies and recommendations from the U.S. Consumer Products Safety Commission (U.S. CPSC), the Texas Real Estate Commission (TREC) has adopted a rule requiring licensed inspectors to report the above listed hazardous conditions as "deficient" when performing an inspection for a buyer or seller. These conditions may not be a building code violation in a particular city or locale, or may be "grandfathered" because they were present prior to the adoption of city ordinances prohibiting such conditions. TREC has considered the potential for injury or property loss to be significant enough to warrant this notice. The effect of this rule is not to mandate these conditions be remedied, but rather to insure that the consumer be made aware of these significant hazards when revealed by inspection. Once notified, a buyer can decide whether or not to add them to the prioritized list of repairs that is typically provided to a seller under a Texas Earnest Money Contract and the Property Condition Addendum. The decision to correct the hazard is left to the parties involved in the transaction."

General Limitations:

If a concern arises, regarding this report, you must notify Select Inspect prior to purchasing the property, and allow us to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern. Otherwise, all claims for damages or costs incurred from those complaints and related improvements, modification or repair are waived by the client.

Select Inspect makes no representation except what is specifically contained within this document and the Select Inspect Inspection Contract. This report and the Select Inspect Inspection Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By acceptance of and or reliance upon information in this report, the client agrees to the conditions of the contract, even when the client fails to sign the contract. Client agrees that any potential controversy or claim between the client and Select Inspect shall in good faith be brought to mediation by a third party, having no interest in this case, before filing suit for any amount of damages. By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein.

The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. This is not a fully comprehensive inspection, and there may be items or conditions that are not discovered or not reported. Though reference to current standards or the word "code" may be noted in portions of this document, Select Inspect does not inspect the property for compliance to prior, current, or future "code" regulations. The service attempts to reduce risk, but cannot and will not eliminate risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. Protection regarding errors and omissions are not stated nor implied. Comprehensive inspections of components and areas of the property can be arranged for through specialists in each given field. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for repairs made due to discoveries during this inspection.

Foundation / Structure:

The inspector is not an engineer, and is not required to provide engineering decisions or to specify repair recommendations. The inspector is required to render an opinion on the present condition of the foundation. Time, landscaping modifications, seasonal changes, and moisture conditions will affect the foundation and structure to some degree. The inspector cannot determine the future performance of the foundation or structure. The inspector cannot and does not determine the quality of or appropriateness of reinforcing steel or post tension cable placement and conditions of sleeves, cables, or reinforcing steel within the foundation form. The inspector does not determine if post tension cables are under appropriate tension. Inspector does not determine condition / location of routing in the foundation, or the condition of reinforcing steel / post tension clamps that are covered or otherwise inaccessible. These tests can be done with special equipment, by specialists. These tests are usually expensive, and if issues are found, the correction may damage the foundation, or may not be cost effective.

The crawl space below a pier and beam home has areas that are likely obstructed and or at least partially inaccessible. It is extremely rare that a crawl space will be fully accessible. It should be understood that all conditions within a crawl space will not be discovered. For safety reasons, the inspector is not required to enter a crawl space with an opening of less than 18" X 24", and or crawl space areas having a clearance of less than 18" between the earth and the bottom of the framing. The inspector is not required to enter and inspect crawl space areas that he determines as unsafe. This typically includes conditions such as electrical wiring on the soil or otherwise unsafe in condition obstructing access; wet soils or moldy areas; and the presence or suspected presence of rodents, reptiles, or animals. Floor coverings and stored items at the interior obstruct occupied and vacant homes. Areas within and beneath walls are inaccessible. Conditions of structural components within wall voids, components obstructed by storage or floor coverings, or otherwise inaccessible remain undetermined.

Drainage:

Grading and drainage conditions are noted regarding visible and present conditions on the day of and at the time of inspection. Many North Texas areas contain highly expansive clay soils. These soils are largely responsible for foundation movement. Clay soils should be consistently moist; not too wet and not too dry; to help maintain a stable foundation. Soils / grade should slope away from the home. Grading that slopes toward the home is conducive to foundation movement and insect activity. Some foundation movement and settling is common and expected. By maintaining drainage and moisture levels around and below the home, you can reduce the risk of excessive or significant foundation movement, moisture intrusion, and fungal issues.

It is important to keep the grade level at least 4-6 inches below the bottom of brick / stone. Soil should be at least 6-8 inches below wood or wood-based siding / trim. Siding should be at least one inch minimum above concrete slabs at patio / porch areas. This would allow the edges of the foundation to be visible for inspection of termites and moisture intrusion conditions. High soil and low siding at foundation joints are conducive to moisture intrusion, rot, and termites. If soil levels are adjusted, be sure not to create poor drainage conditions.

Impact of run-off from the inspected property on neighboring homes and visa versa remains undetermined. Condition, slope, capacity, and termination of sub grade gutter or other drain components remains undetermined. Histories of flooding, moisture intrusion, water tables, and elevations are beyond the scope of this inspection, and remain undetermined. Unless noted in the report; the drainage histories, current and future drainage capabilities, past, present, and future mold or fungal issues in crawl space, basement, and sub-grade living, and inaccessible areas are undetermined. Future performance of surface and sub-grade drainage characteristics in weather conditions other than those ongoing at the time of inspection, remain undetermined. Specialty services including flood plain analysis, sub grade water table surveys, and microbiological tests are available from other companies that specialize in those fields. If you have concerns and or desire to alleviate all risk regarding these potential conditions, you should contract a specialist for full evaluation of the property regarding that concern. If obvious problems of nearby foliage are seen, the conditions may be noted in the report. However, future or potential impact of foliage to the property and structures and related issues are undetermined, and any comment regarding such is partial in context. The current or potential impact of large trees around the home is undetermined. If you are concerned with location or condition of trees (of any size) at the property, you should consult a professional landscaping arborist for options.

Roof / Attic:

Roof and attic areas are observed in a cursory manner. Roofs deemed unsafe for access by the inspector will be observed through binoculars at ground level, and or from a ladder placed at the eaves. The inspector is required to describe the method used to inspect the roof. The inspector is looking for obvious immediate repair needs, that may allow moisture intrusion, structural, or safety concerns. The inspection does not report regarding installation with manufacturer specifications, code (current or

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at the time of installation), or manufacturing defects. This is not a "hail" inspection and should not be used as a hail report. If you are concerned with hail damage or insurability, you should have your insurance company physically examine the roof prior to closing. You should read your insurance policy and make sure you understand all of the policy limitations. All histories of hail may not be visible, and will not be reported. Hail evidence may be noted in the report, though all hail evidence does not necessarily mean hail damage and need for repair. The inspector will observe the roof for obvious flashing defects and improper installation methods. Many areas of flashing are covered by other materials by nature of installation and design; therefore, all potential issues at flashed areas and components will not be found or reported. Lifespan, brand / quality of material, number of roofing layers, presence of felt in all appropriate locations, and insurability are not determined. Structural capacity and integrity of brick or wood supported chimneys is undetermined. Comments may be made regarding obvious or suspected deficiency conditions at the time of inspection; further comprehensive examination and repairs should be made by a framing and or mortar specialist.

The attic areas will be accessed whenever deemed safe by the inspector. The inspector is not required to enter attic areas with height less than 4' clear headroom and those without decking / flooring; these areas are considered inaccessible and unsafe. The inspector may comment on comparison of modern framing standards to older framing, though he does not calculate spans, loads, adequacy, or code compliance (past or present). Attic components are observed for signs or evidence of moisture intrusion, safety issues, and damage or failure. It is common for framing to deflect to some degree, and some new inspectors will consider all older homes deficient. Select Inspect inspectors will form an opinion based on the performance of the structure. Slight deflection, old style framing, and or prior leakage in limited areas do not necessarily warrant or require expensive repair. Our concern is "how has the structure / component performed over its apparent lifespan?" The inspector is required to only comment on prior moisture intrusion evidence in attic areas and discovered interior areas and make a judgment decision whether or not it is a deficiency in the inspector's professional opinion. If moisture conditions found in the home appear significant or ongoing, the inspector will note the condition(s) as deficient. Ventilation provisions frequently do not meet current / modern standards. The inspector does not calculate area and appropriateness of ventilation location and adequacy. Ventilation provisions between insulation at vaulted ceilings and roof decking remain undetermined.

Insulation:

Insulation is observed from accessible attic areas. Condition in wall voids and other inaccessible locations remain undetermined. Code compliance, material brand or type, R-value, and efficiency are not determined. Identification of asbestos and fire / health risks are not determined or reported. Vapor barrier presence, adequacy, and appropriateness of installation are not determined or reported, unless obvious defects or conditions are found and noted in the inspection report.

Walls (interior and exterior):

Cosmetic flaws, conditions, or defects are not inspected or reported. Exterior Insulated Finish Systems (EIFS) synthetic stucco are not comprehensively inspected. The presence of or history of mold or moisture intrusion is not inspected. Adequacy of flashing installation, and methods used is undetermined. All homes with EIFS or other synthetic stucco should be inspected by a synthetic stucco specialist prior to closing. Appropriateness, quality, durability, and moisture resistance of brick, mortar, and siding materials are not determined. Some brands of "hard-board" type siding and trim have been under litigation for premature failure, rot, and fungal issues. These pressed board type materials are more prone to moisture / rot damage, and should be kept well caulked and painted to reduce risk. Modern cementitious materials are more durable, less problematic, and more expensive, though they do require some routine maintenance. **Chinese Drywall links** & related information:

<http://www.cpssc.gov/info/drywall/index.html> & <http://www.doh.state.fl.us/environment/community/indoor-airr/casedefinition.html#presence>

Windows & Doors:

Windows and doors are randomly inspected for functionality and moisture intrusion where accessible. Though some comments regarding presence of safety glass may be made, the inspector does not test or compare fenestrations and glass to current standard or code. Some failed double-pane windows and glass may be mentioned, though all conditions may not be found. Conditions prohibiting the findings of all moisture intrusion, deficiencies, and failed seal conditions include: furniture, poor lighting, window treatments, stored items, shrubbery, and other stored items. Some subtle seal failures may go undetected. Cosmetic deficiencies are not inspected and not reported. It is recommended to have all key locked door hardware re-keyed or replaced. Storm windows are not operated.

Fireplace:

Fireplaces are inspected at visible components only. Frequently inaccessible components are: flues, chases, roof side chimneys and caps, and enclosed areas behind logs and prefabricated panels. Drafting characteristics are not determined. Component clearance from combustibles may be noted, when manufacturer labeling is readily accessible, and deficiencies are obvious. Installation to code or manufacturer guidelines is not determined; any comment relating to such is incomplete and partial in context. If concerns or suspect installation methods or components are found, you should have a fireplace specialist examine the fireplace(s) and repair any issues.

Electrical:

Electrical components are tested with normal controls. Outlets and switches are randomly tested at accessible locations only. Furniture, child-proof covers or other obstructions frequently prohibit access to all outlets. Regarding presence and location of GFCI protection: the inspector is required by the Texas Real Estate Commission to compare all homes to current electrical code. Most pre-existing homes will not meet this requirement, and replacement of non-GFCI circuits with GFCI circuits is a good safety recommendation, though updating the home is a subjective decision. Many consider this an improvement rather than a repair. Voltage and amperage ratings are described by observing accessible labeling at accessible service components. Voltage and amperage are not measured. Low voltage systems are not inspected. Landscape lighting is not operated. Comments regarding low voltage and landscape systems are partial in context. Underground and inaccessible wiring, conduit, or other electrical components are not inspected, and conditions of inaccessible components remain undetermined. Circuits are not traced; the inspector does not determine adequacy or correctness of breaker labeling. Electricity can be deadly; Select Inspect cannot guarantee the home or property to be free from electrical hazards. The inspection does not determine insurability of the property. Any and all electrical concerns should be evaluated and repaired by a master electrician. If an electrician is contracted to work in the home, it is recommended that the electrician examine all electrical components / systems at the property and repair all discovered deficiencies prior to closing.

Heat & Air Systems (HVAC):

HVAC systems are not dismantled and some interior conditions may go undiscovered. Only readily accessible components are inspected. Only readily accessible panels are removed for inspection. Heat exchangers are not opened or fully inspected. Full evaluation of heat exchangers requires an HVAC specialist. Humidifiers, dehumidifiers, electronic air filters, and solar space heaters are not inspected. The inspector does not determine supply adequacy or distribution balance. The HVAC systems are operated with normal controls (thermostats), when possible. Heat pumps are not operated in heat mode when outdoor temperature is 80 degrees or higher. Air-conditioner units are not operated when outdoor temperature is below 60 degrees. Air quality is undetermined. Mold / fungal presence is undetermined in inaccessible areas and components. Evaporators are not usually disassembled. If the evaporator does not have a history of professional cleaning over the past 4-5 years, professional cleaning is highly recommended. If one or more HVAC components are noted deficient, and repair is recommended, you should have a licensed HVAC company examine the entire system(s) and repair all discovered deficiencies before closing.

Plumbing:

Laundry appliances and connections are not inspected. Water conditioning / filtration systems; solar water heating equipment; fire sprinkler systems; private waste disposal systems (septic); water wells, well pumps, and water storage equipment; and quantity (pressure), or quality of water supply are not inspected. Sometimes plumbing drains will dry out during vacancy. If this occurs, shortly after re-occupation, there may be a build-up and potential blockage of residual sludge. This can affect drainage and venting. If the home has been vacant for more than a few months, you should either 1) have the lines checked and cleaned, or 2) monitor the drain system for issues. If issues are discovered, cleaning by a licensed plumber will be necessary. Inaccessible flues, drains, supply, gas piping, and related components are not inspected. The condition of all sub grade components remains undetermined. Water heaters are operated in normal modes only, while checking hot water at accessible plumbing fixtures during the inspection. Insurability, remaining life, condition of interior components, and absence of bacteria or corrosion at the interior of the water heater is not warranted or determined. Safety, pressure, and shut-off valves are visually inspected only when accessible, and are not operated. The presence or absence of bacteria or corrosion within inaccessible piping, fixture, and appliance components is undetermined.

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Appliances:

Unless otherwise noted, refrigerators, ice-makers, wine coolers, freezers, and similar appliances are not inspected. Appliances that are not inspected are not opened or moved. Refrigeration equipment should not be on GFCI circuits. If the circuit trips, the unit(s) may not restart, and subsequent food spoilage or damage may occur. If a refrigeration appliance is observed on a potential or obvious GFCI circuit, all suspected portions of that circuit will not be GFCI tested. For example: if a refrigerator appears to be on a suspected GFCI circuit in the garage, the garage outlets, and exterior outlets are typically on the same circuit, and will not be GFCI tested. If inspected, dishwashers, disposals, compactors, ranges, ovens, and range vents are operated with normal controls only. Appliances are observed in normal use for conditions of deficiency and proper operation. Remaining life is undetermined. Future operation after the day and time of inspection is not warranted. Insurability for home warranty coverage is not determined or guaranteed.

Sprinkler systems:

Electronic controlled sprinkler systems are operated, when possible, in normal "test" or "manual" modes only. Condition of sub grade components remains undetermined. Sprinklers should be monitored for damaged heads, improper spray pattern, and clogged tips. The settings should be changed seasonally to aid in providing a consistent moisture level in the soil around the home. Excessive watering can be harmful to the foundation, may cause rot, moisture intrusion, or mortar erosion, and is conducive to insects including termites. Non-mechanical sprinklers (those that attach to exterior faucets) are not inspected. Coverage area or deficiency and quality / placement of installation is not inspected and undetermined.

Swimming Pools:

Pools can be unsafe. Select Inspect does not determine the safety of, quality of construction, life expectancy of any component, or condition of any inaccessible components. Drain and jet capacity is undetermined. Filters, heaters, electrical components, and valves are not disassembled. Computer controls and electronic valves are not inspected. Pool equipment is operated in normal service modes only. Safety of the pool and surrounding area is not inspected. Quality of the deck, shell or liner, and plaster / gunite is not inspected and is undetermined. Backwash provisions are inspected for presence where required, but are not tested. Condition and location of sub grade components including piping, electrical, and pool structure are not inspected and such is undetermined. Condition of decking is visually inspected only. The future performance or integrity of the decking system and any decking drains is undetermined. Fiberglass or vinyl liners are not inspected. Any comments regarding these pool types are limited and partial in context. Fiberglass and vinyl lined pools should be inspected by a pool specialist, familiar with that style of construction. Any pool related repairs should be made by a pool specialist, after full evaluation of the pool and equipment.

Gas Lines & Gas Components:

Carbon monoxide presence or potential is not inspected and is undetermined. If gas fueled appliances are present in the home, you are recommended to install carbon monoxide detectors per manufacturer and CPSC guidelines. Condition and type of inaccessible components including gas lines, connections, and inaccessible appliance components remains undetermined. Drafting and venting characteristics regarding gas appliances (natural or LP) are not inspected and remain undetermined.

Environmental and Mold:

The inspector is not asbestos certified, and will not positively identify asbestos materials. The inspector may denote materials that in his opinion are similar to or may possibly be asbestos-based or asbestos-inclusive. The inspector may comment on moisture intrusion and visible fungal growth found in the home, though we do not test for mold. Regarding visible fungus (mold, mildew, etc.): we do not determine mold type, determine if it is active or dormant, or quantity (PPM). Mold requires moisture to grow; areas that mold are commonly found include, but are not limited to: air ducts, air registers, and plenums; inner and outer air-conditioner components; below or behind sinks, flooring, and cabinets in bathrooms and kitchens; under flooring; wall voids; behind plumbing components; crawl spaces; poorly ventilated attics; synthetic stucco walls; "hard-board" type exterior walls, water heater areas, and fenestrations (windows & doors). Select Inspect did not take fungus or air samples from the home. If you are concerned about health related issues, we recommend that you consult an indoor air quality firm prior to purchasing the property for evaluation and options for cleaning. Please note that although there are many firms conducting this type of service, many are reputable and reasonably priced, while others may be found to be extremely high cost for similar work. Researching and evaluating various firms and their methods for remediation would be prudent, if you plan to pursue those measures. Select Inspect does not determine past flooding, moisture intrusion, or all leakage histories, and cannot determine if the home will flood or have moisture intrusion or leakage issues in the future. Refer to the seller's disclosure for possible information regarding moisture intrusion and leakage history of components and conditions at the property. Some insurance companies will not insure homes with prior flooding or water / mold damage claims or history. If the history of the home is suspect, you should contact your insurance provider to ensure the home and components will be insurable without exception, prior to closing.

If you have concerns about asbestos, radon, mold or other environmental issues at the property, you should contact a specialist. If possible, you should choose a contractor registered and certified by the Environmental Protection Agency (EPA). Websites related to these concerns are: <http://www.epa.gov/iaq/ia-intro.html>; and indoor air quality links from the Texas Department of Health (TDH) can be found at: <http://www.tdh.state.tx.us/beh/iaq/iaqlinks.htm>.

Other

Select Inspect aims to be the best in the industry. We perform our services with due diligence, commitment, and pride in our company. However, there are conditions that can prevent Select Inspect from being perfect and error free; such as, distractions from other persons or animals at the property, weather conditions, obstructions of stored items inside and out, inaccessible areas, including but not limited to wall voids, attic and crawl space areas, and underground or geological conditions. Therefore, we cannot and do not guarantee that every condition will be discovered. This is a general inspection, though in every attempt, a thorough inspection. If you have specific areas of concern, or desire to alleviate all questions of liability, there are specialized inspections from tradesmen in each specific field that may offer warranties and life expectancy quotes.

Select Inspect does not guarantee to discover or identify and report any recalled components that may be present at the property. If the inspector discovers a component that he suspects to be involved in a recall, he will attempt to include discovered information in a related section of your report. When possible, links to extended related information will be included in the report, and in all cases, it is recommended that you check the Consumer Product Safety Commission (CPSC) website at <http://www.cpsc.gov>, and consult a licensed specialist in the related field, when you have concerns about a component; even if it was not specifically mentioned in your report.

Many home warranty companies will deny claims based on preexisting conditions, excessive corrosion, systems and components that were / are "not to code", "not to manufacturer specifications", or near / at / past their expected lifespan. To reduce the risk of being turned down on a claim, it is recommended that you have a representative from your home warranty company examine the home and components to verify they will offer coverage without exclusion on all components you want covered in the policy. The Texas Real Estate Commission and your agent may have a list of recommended home warranty companies to choose from. Coverage is usually very limited, and you should read and understand their fine print, before choosing a provider. Reliance of information within this document by third parties is not permissible. **This report is non-transferable and is not to be used for insurance or warranty underwriting or reference by third parties without written consent from Select Inspect.** This report does not cover all information regarding issues and conditions that home warranty or insurance providers use to determine coverage.

Definitions, per the Texas Real Estate Commission 2008-2009 Standards of Practice (SOP)

- (1) Accessible--In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) undue hazard to the inspector;
- (B) moving furnishings or large, heavy, or fragile objects; (C) using specialized tools or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property; or (F) using a ladder for portions of the inspection other than the roof or attic space.
- (2) Chapter 1102--Texas Occupations Code, Chapter 1102.
- (3) Cosmetic--Related only to appearance or aesthetics, and not related to structural performance, operability, or water penetration.
- (4) Deficiency--A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.
- (5) Deficient--Reported as having one or more deficiencies.
- (6) Inspect--To look at and examine accessible items, parts, systems, or components and report observed deficiencies.
- (7) Performance--Achievement of an operation, function, or configuration consistent with accepted industry practice.
- (8) Report--To provide the inspector's opinions and findings on the standard inspection report form.
- (9) Specialized tools--Tools such as thermal imaging equipment, moisture meters, gas leak detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces.
- (10) Specialized procedures--Procedures such as environmental testing, elevation measurement, and any method employing destructive testing that damages otherwise sound materials or finishes.

Photographs within this document are of limited components and or conditions that may have been noted as "deficient". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "deficient / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report, the Limitations pages of this report, and the "Guide to Your Home Inspection". This document is not to be used without the other pages and documentation related to the Property Inspection Report.

Thank you for your business. The greatest compliment I can receive is a referral from you to a family member or friend. When you meet someone buying a home, please remember to mention Select Inspect. Please call 214-770-6954 if we may be of further service.

If Thermal images are included; the following applies:

Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision, CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.

Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be "many colors" within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.

In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior.

Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessarily be included in this report.

Refer to your "Contract & Service Agreement" for related information.

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DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report

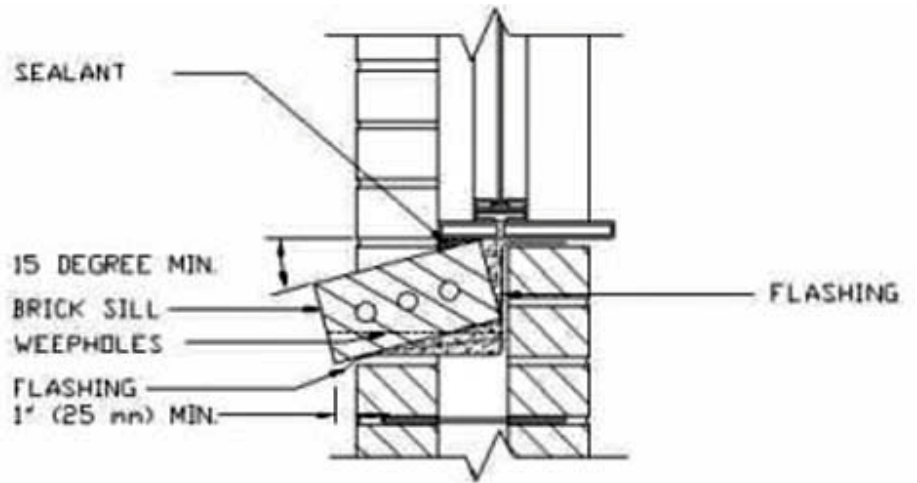


↑ exposed post tension end(s) at east; example

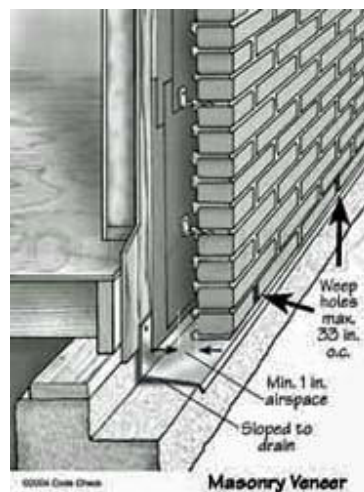
↑ close view of image at left



↑ brick ledge(s) had inadequate slope; example at front- 1 °



↑ obstructed weep openings at rear porch





↑ deflection & 1/8" crack at overhead door



↑ close view of image at left



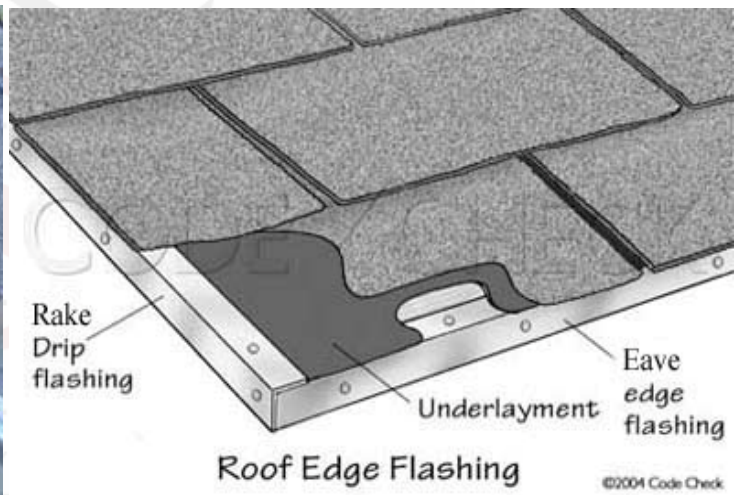
↑ unworkmanlike deck -unworkmanlike drip edge/felt;



↑ unworkmanlike roof underlayment, openings, missing deck, unsecured roofing



↑ short cut roof underlayment corners should have no gaps & rake (diagonal) edge & roof felt should be atop the eave (lower) edge flashing & under rake flashing





↑ various deficiencies



↑ sealant recommended at beam joints at brick



↑ damaged soffit; openings to attic/eave



↑ deficient mortar; openings at cast stone ledge



↑ deficient fascia; exposed framing



↑ uncaulked, exposed fasteners example at upper roof

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↑ protruding nail; split shingle



↑ close view of image at left



↑ damaged shingle; upper west-northwest



↑ marginal fastening/joints at northwest walk-in attic struts

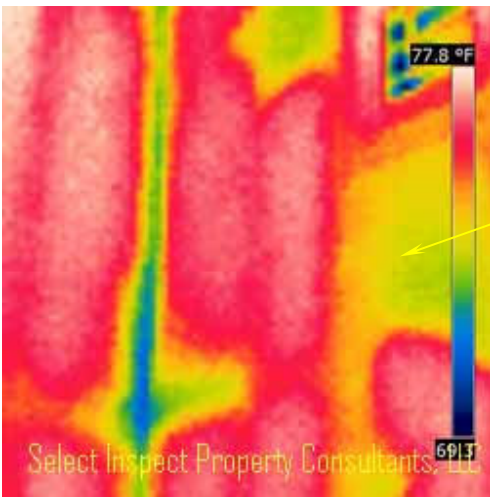


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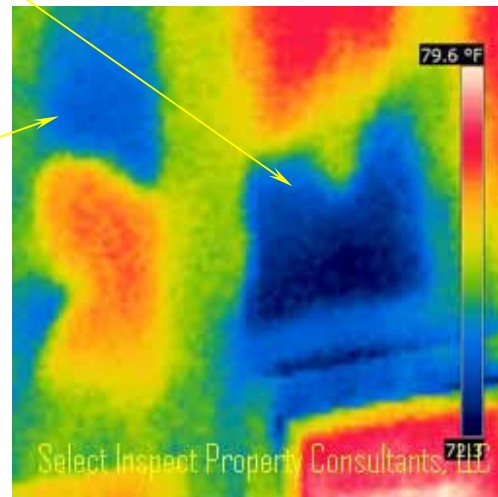
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↑ Thermal imaging implies energy loss at the study



↑ Thermal imaging from square above left



↑ Thermal imaging from square above right



↑ unvented attic space



↑ unvented attic space



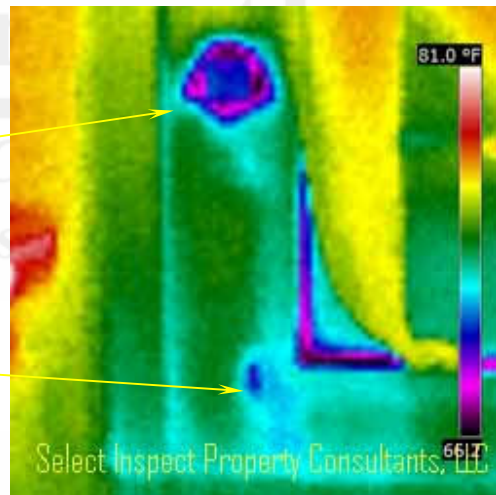
↑ deficient baffles lying on insulation; not secured in position; example in upper northwest attic



↑ close view of image at left; these should be parallel with the rafters/rafter bays to keep insulation from obstructing eave vents.



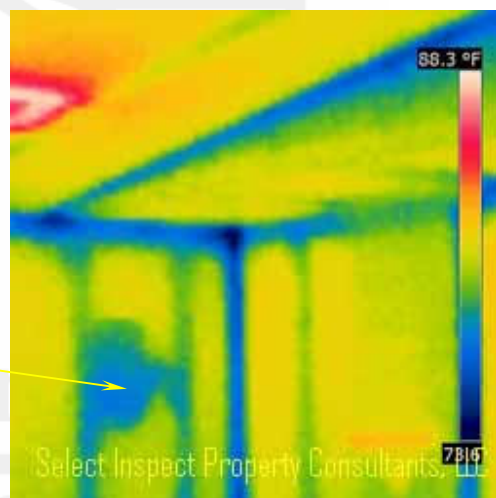
↑ Thermal imaging implies energy loss at pool control & receptacle



↑ Thermal imaging from square at left



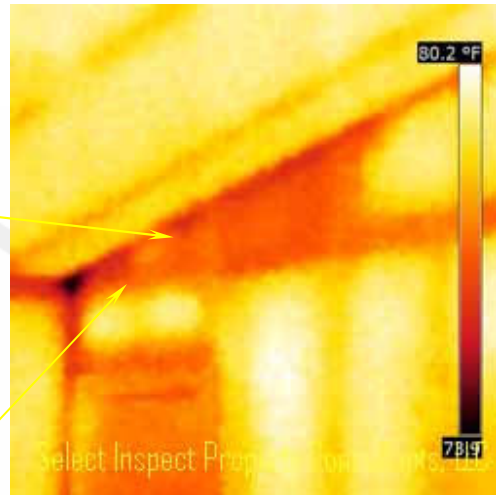
↑ Thermal imaging implies energy loss at media room speaker, & common vault, corner, framing areas; example



↑ Thermal imaging from square at left



↑ deficient insulation discovered in attic; gameroom northwest



↑ Thermal imaging from square at left



↑ attic view of images above- missing insulation



↑ caulking/sealant needed atop shower tile/panels; example



↑ stain ?? or paint variation at family room ceiling



↑ close view of image at left; fireplace flue & chase were not readily accessible in the attic

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↑ unworkmanlike eave/wall; openings



↑ close view of image at left; visible framing, missing fascia/trim, missing drip edge flashing



↑ attic location of above images; daylight seen from inside



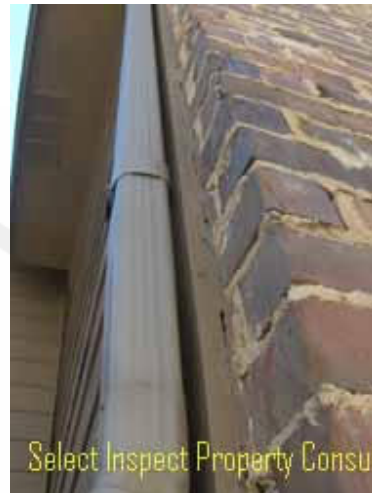
↑ unworkmanlike eave/wall; openings



↑ close view of image at left; visible framing



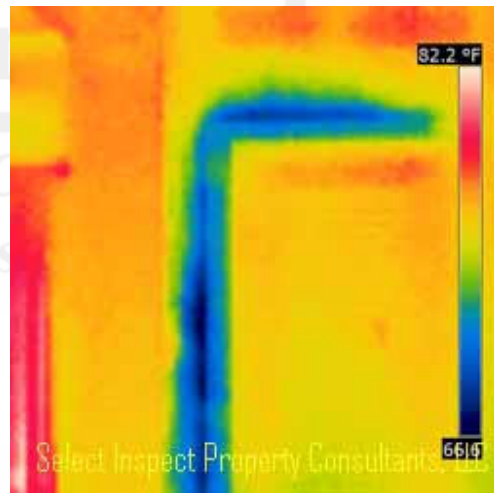
↑ unworkmanlike eave/wall; openings at rear porch; visible framing



↑ sealant touch-up recommended at siding/trim joints; example at west upstairs



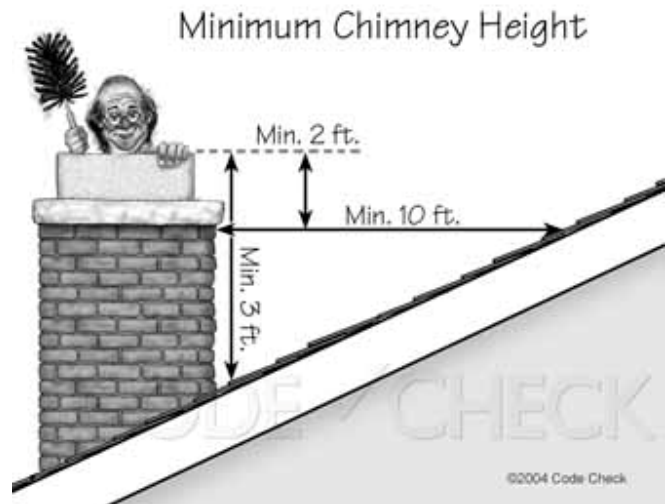
↑ Thermal imaging implies energy loss at framed area around the patio doorway



↑ Thermal imaging from square at left



↑ Alarm holes at the lower portion of the window may allow moisture intrusion; caulk and monitor

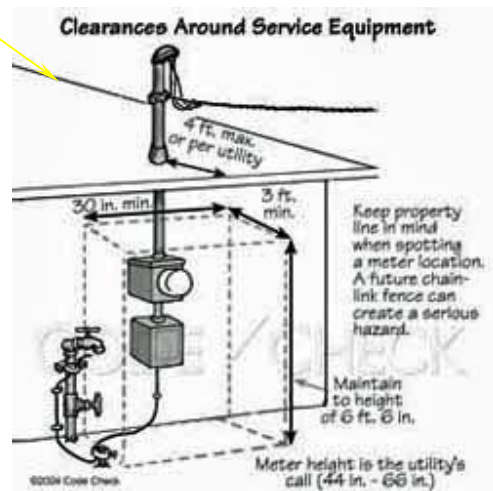


↑ Arbor was less than 2' below chimney termination; flues & chimneys shall terminate at least 3 feet above the roof, and at least 2 feet above anything within 10 feet



↑ grounding electrode protrudes grade; deficient

↑ inadequate clearance at electrical cabinet; cover not removed, interior not inspected



↑ inadequate clearance at air conditioning condenser(s) service disconnects



↑inadequate enclosure of electrical at exterior receptacle



↑ electrical switch within 5' of shower



↑ air conditioning primary condensate drain should be insulated; traps not discovered



↑ active moisture/condensate in auxiliary pan & some corrosion seen at bottom of evaporator cabinet



↑ stains indicate history of auxiliary condensate drainage



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↑ deficient ducting



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↑ deficient ducting & inadequate support of air ducting; example



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↑ crimped air ducting; example



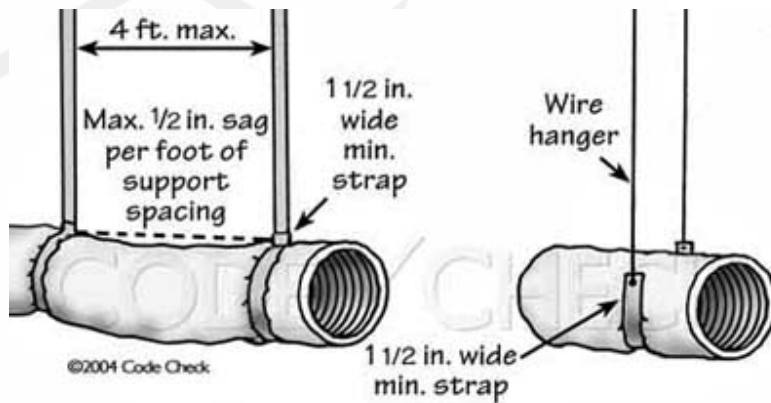
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↑ crushed ducting below HVAC



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↑ inadequate seal at plenum/component joints & energy loss discovered; example



Manufactured Duct Support

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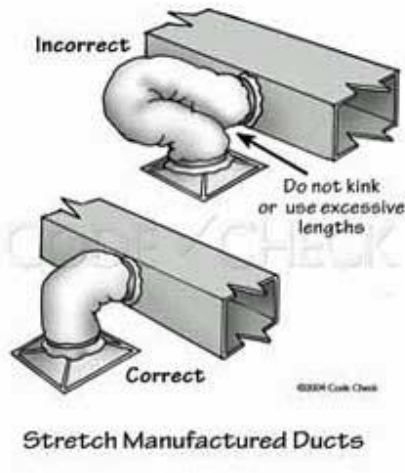
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↑ inadequately sealed duct to plenum; corrosion (likely from condensation) & energy loss



↑ close view of image above



↑ temperature/pressure relief piping was smaller than required by the device manufacturer



↑ seepage evidence discovered at shut-off-valves



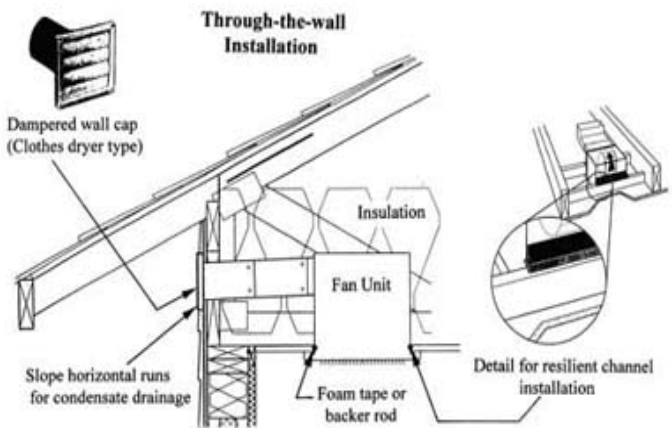
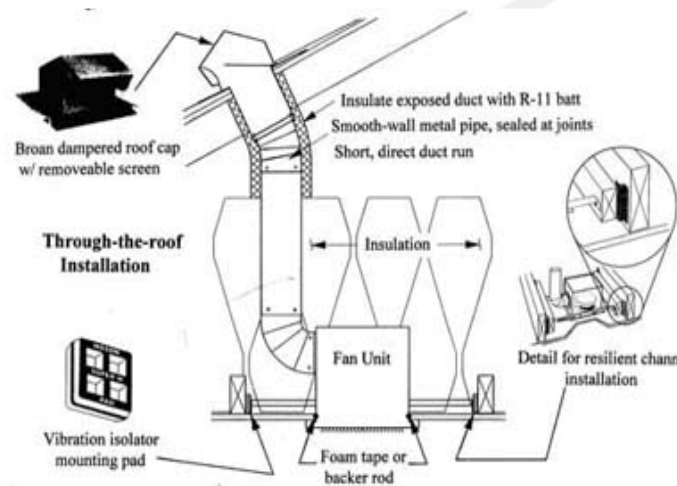
↑ exhaust fan termination at passive vent



↑ exhaust fan(s) improperly terminate in the eaves, rather than to the exterior



↑ some exhaust fans appeared to terminate at the exterior- correct



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↑ metal gutter near pool; refer to an electrician for bonding options



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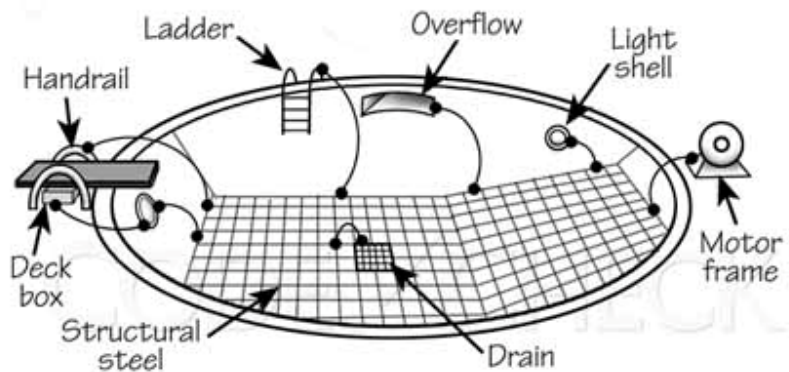
↑ close view of image at left



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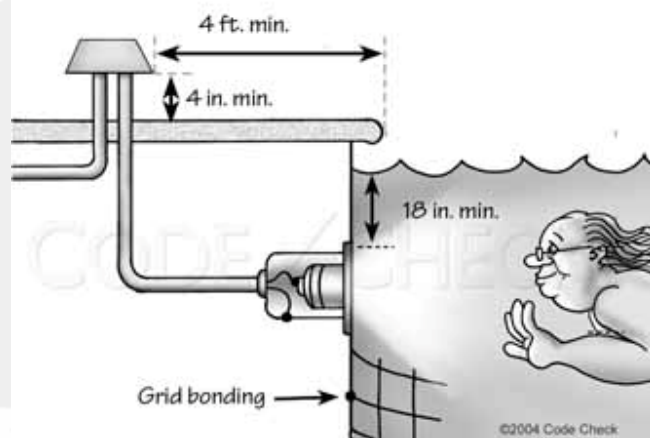
↑ leakage discovered at pool pump

Pool Bonding Grid



©2004 Code Check

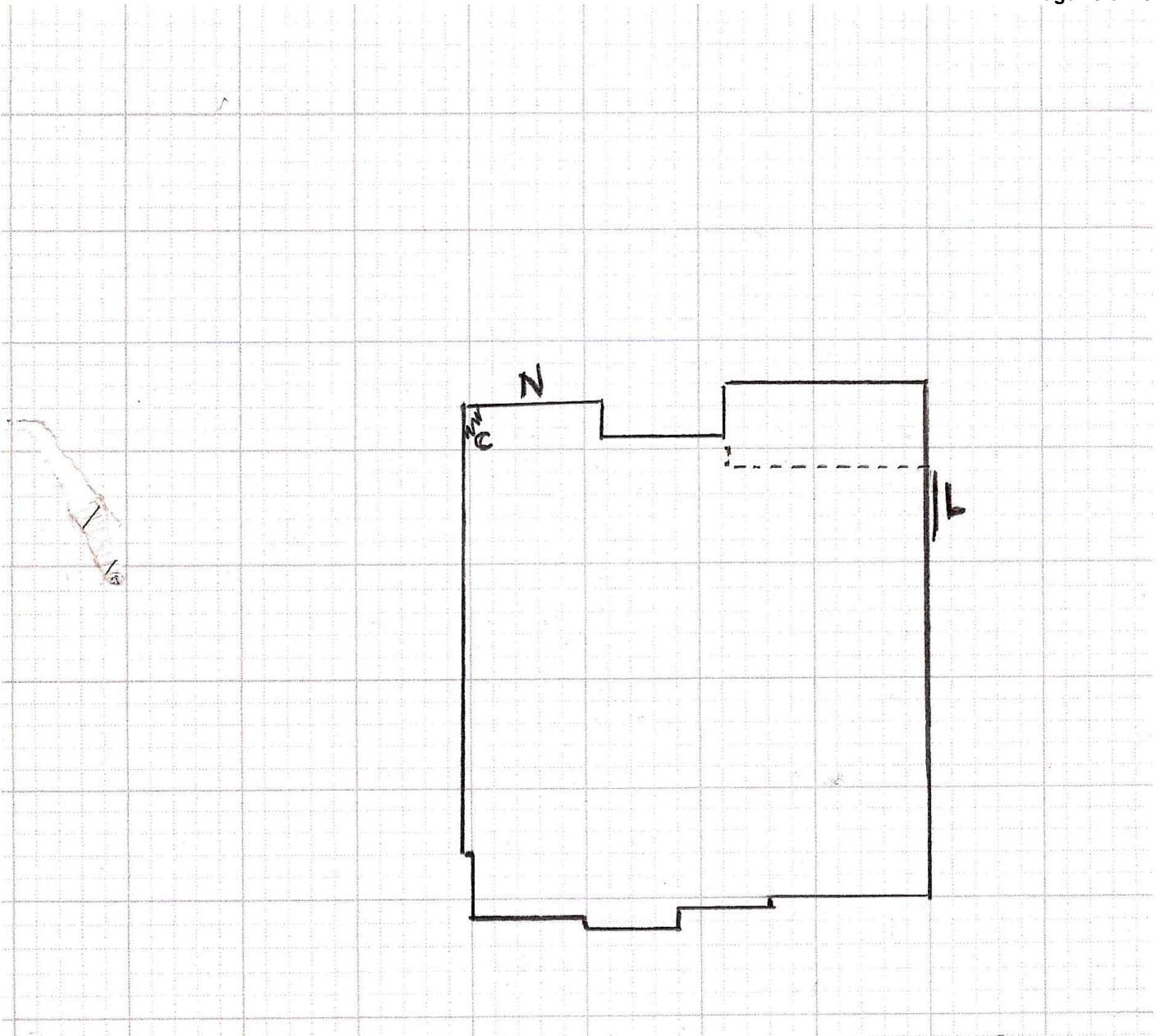
Underwater Pool Lighting



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- ↑
- | | | | | | |
|--|------------------------|------------------------------------|------------------------|-----------------------------|---------------|
| G= WOOD-on-GROUND | I= FORM Board / Stake | J= MOISTURE | K= WOOD Debris | L= HIGH SOIL | M= WOOD DECAY |
| N= DENSE FOLIAGE | O= SOIL Filled Planter | Q= WOOD PILE | R= FENCE Touching Bldg | T= INADEQUATE VENTILATION | |
| A= ACTIVE | P= PRIOR (EVIDENCE) | S= TERMITES | H= CARPENTER ANTS | B= OTHER WOOD-BORING INSECT | |
| ⊗ = treatment evidence; bait, drill, trap, etc | □ = 2 - 3 FEET | ~~~~~ = Visual slab/concrete crack | | | |

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